

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Kirkland/74

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 1020

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$293,800	\$264,300	\$558,100	\$610,900	91.4%	17.45%
2006 Value	\$352,200	\$250,100	\$602,300	\$610,900	98.6%	17.46%
Change	+\$58,400	-\$14,200	+\$44,200		+7.2%	+0.01%
% Change	+19.9%	-5.4%	+7.9%		+7.9%	+0.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The positive figures of +0.01% and +.06% represent a very slight decline in the COV from 2005 to 2006.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$303,800	\$219,100	\$522,900
2006 Value	\$364,000	\$200,200	\$564,200
Percent Change	+19.8%	-8.6%	+7.9%

Number of one to three unit residences in the Population: 4849

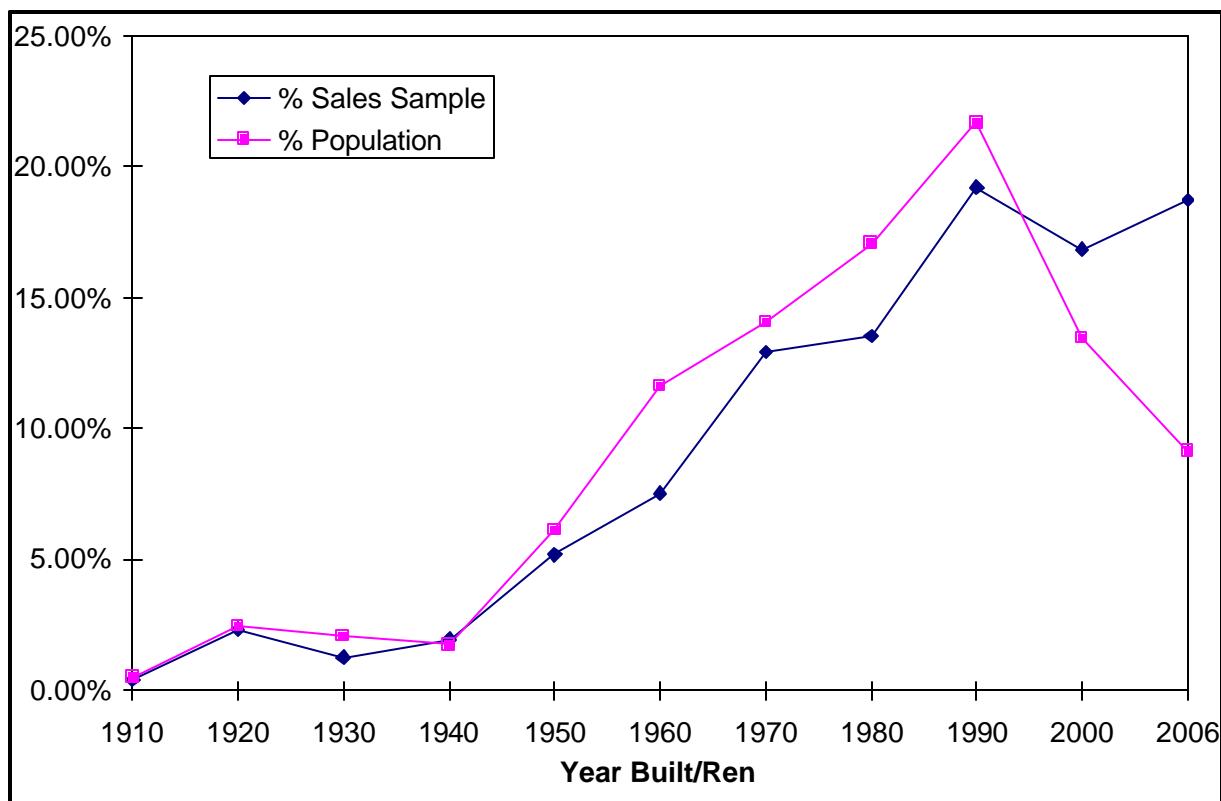
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis indicated that a single overall adjustment was needed in this area. This adjustment will improve assessment levels.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.39%
1920	24	2.35%
1930	13	1.27%
1940	20	1.96%
1950	53	5.20%
1960	77	7.55%
1970	132	12.94%
1980	138	13.53%
1990	196	19.22%
2000	172	16.86%
2006	191	18.73%
	1020	

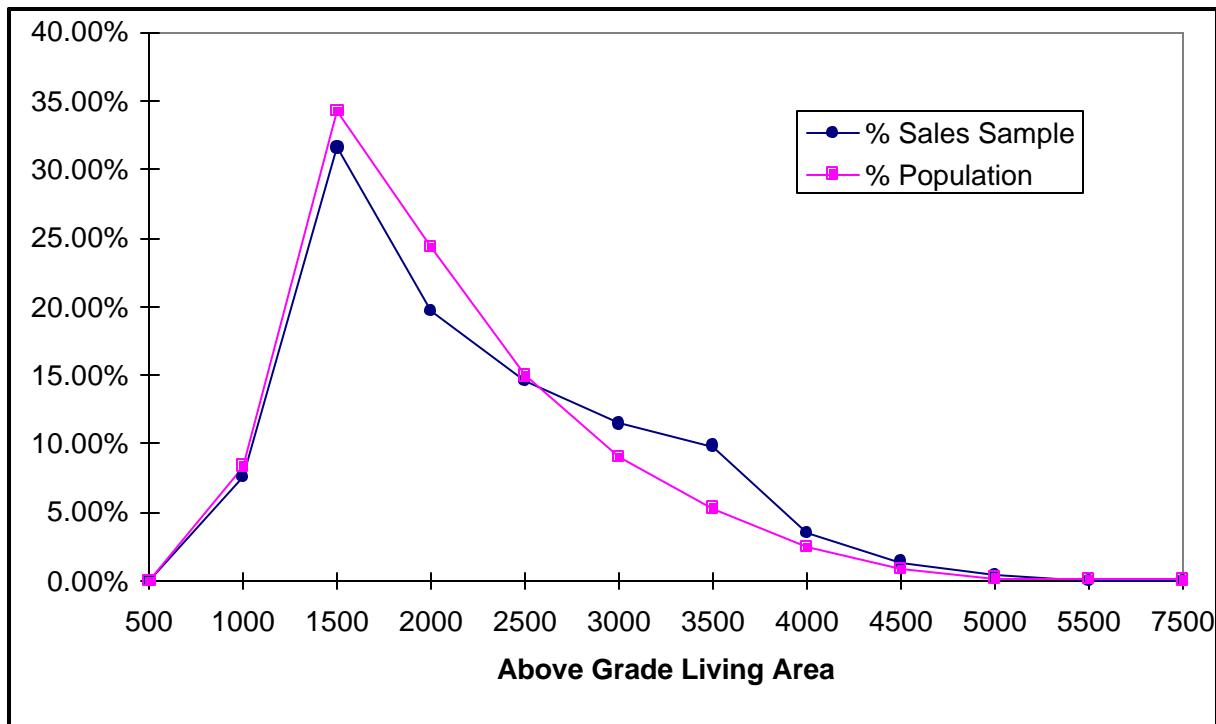
Population		
Year Built/Ren	Frequency	% Population
1910	25	0.52%
1920	119	2.45%
1930	101	2.08%
1940	85	1.75%
1950	297	6.12%
1960	565	11.65%
1970	682	14.06%
1980	828	17.08%
1990	1051	21.67%
2000	653	13.47%
2006	443	9.14%
	4849	



Sales of new homes built since 2000 are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	77	7.55%	1000	405	8.35%
1500	322	31.57%	1500	1663	34.30%
2000	201	19.71%	2000	1180	24.33%
2500	149	14.61%	2500	725	14.95%
3000	117	11.47%	3000	439	9.05%
3500	100	9.80%	3500	257	5.30%
4000	36	3.53%	4000	121	2.50%
4500	14	1.37%	4500	41	0.85%
5000	4	0.39%	5000	9	0.19%
5500	0	0.00%	5500	5	0.10%
7500	0	0.00%	7500	4	0.08%
	1020			4849	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

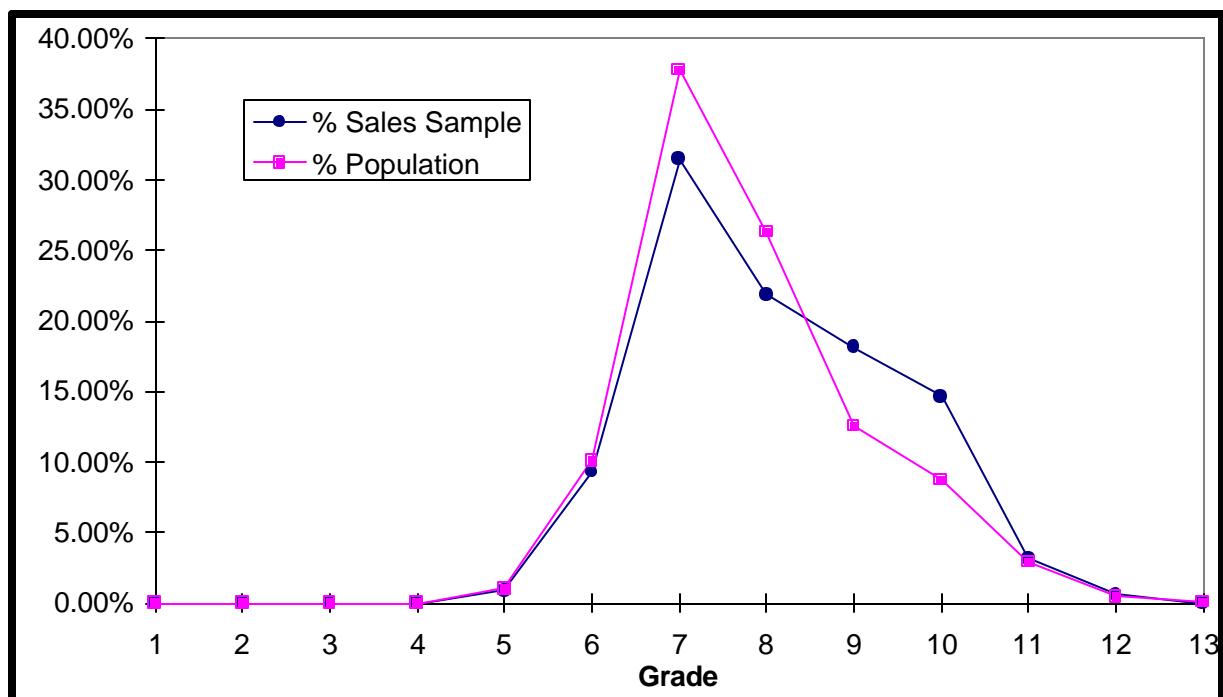
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	0.88%
6	95	9.31%
7	321	31.47%
8	223	21.86%
9	185	18.14%
10	149	14.61%
11	32	3.14%
12	6	0.59%
13	0	0.00%
1020		

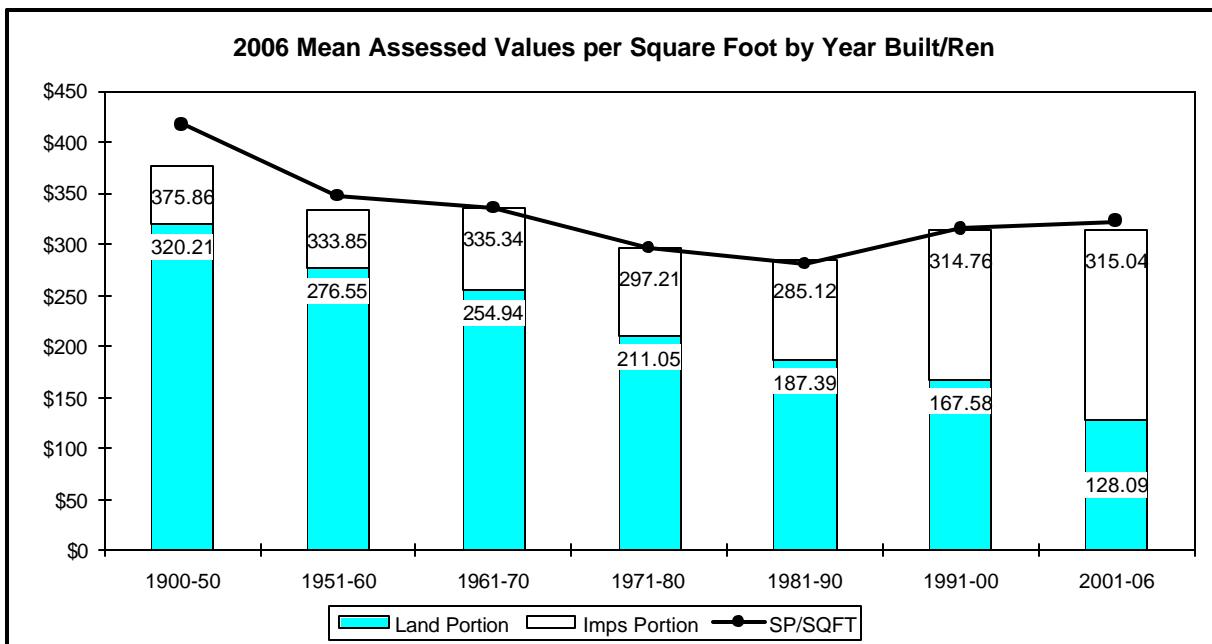
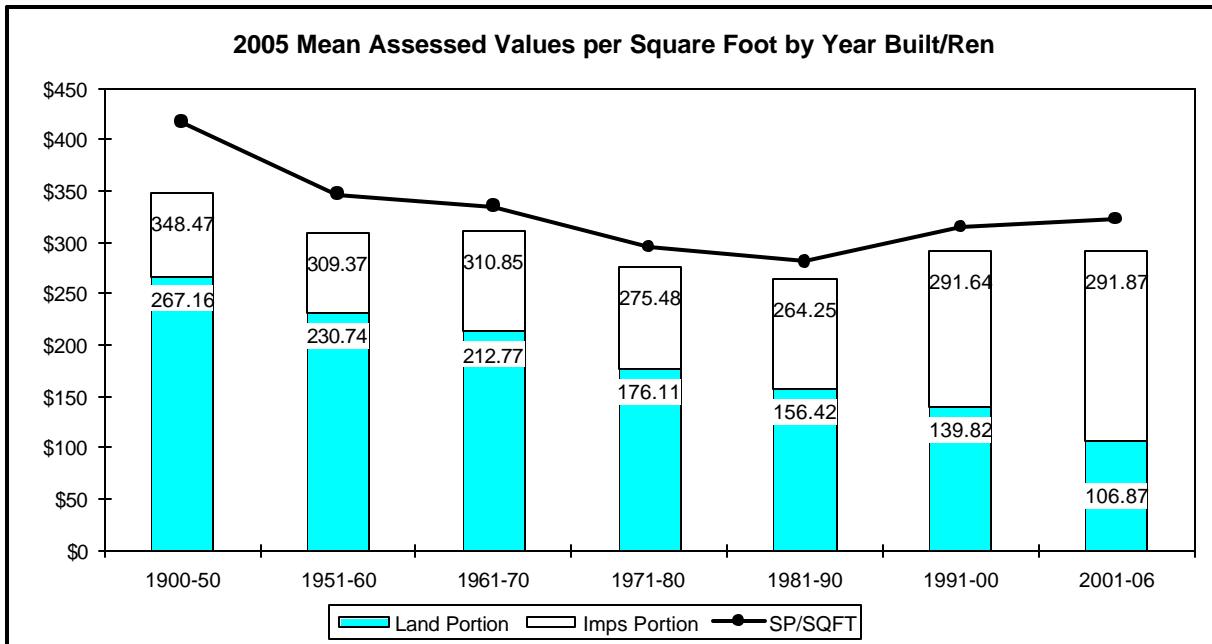
Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	50	1.03%
6	489	10.08%
7	1833	37.80%
8	1276	26.31%
9	610	12.58%
10	425	8.76%
11	142	2.93%
12	21	0.43%
13	3	0.06%
4849		



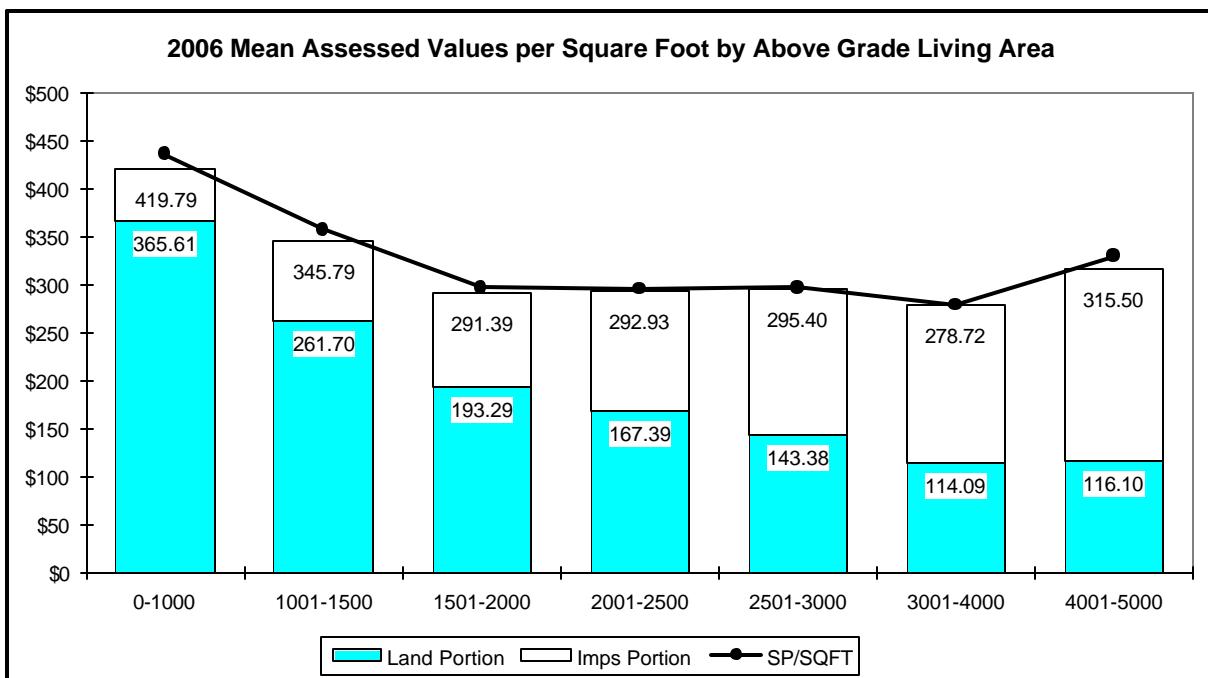
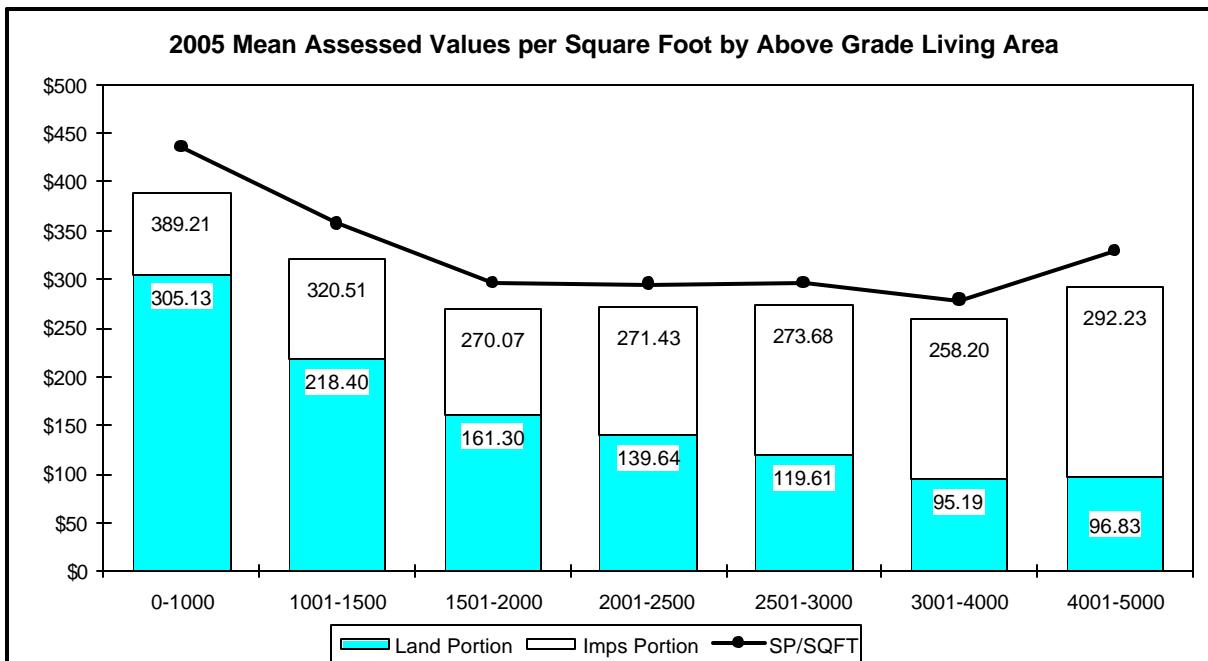
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



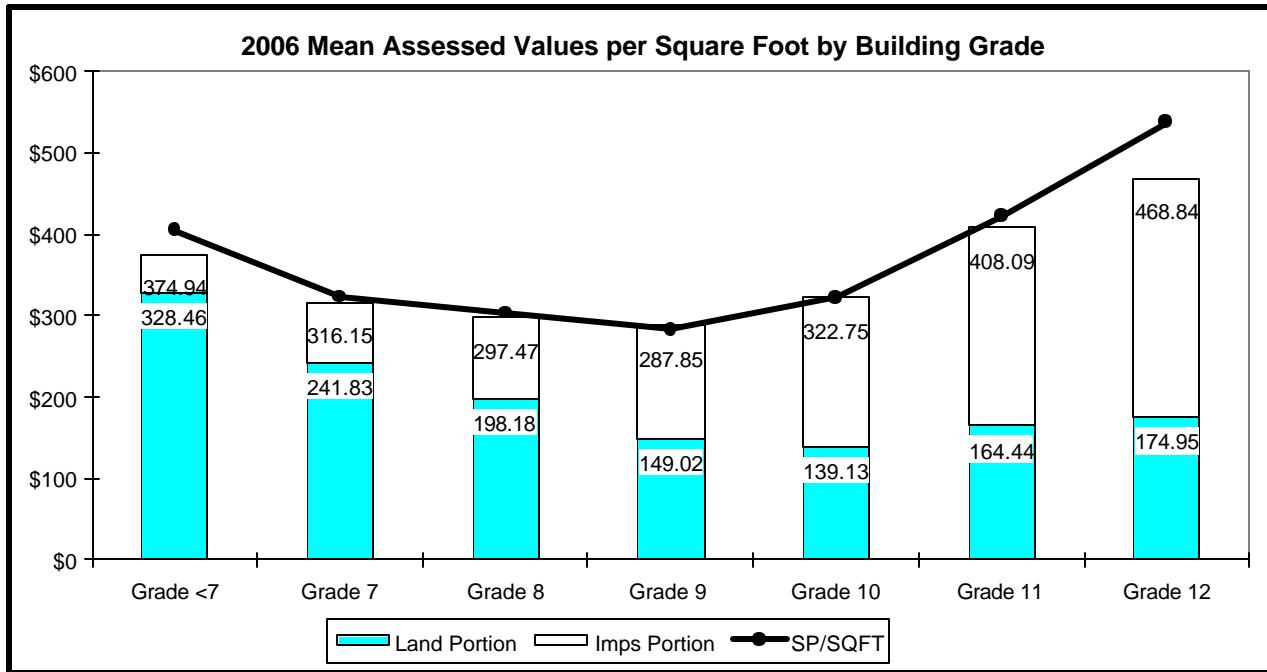
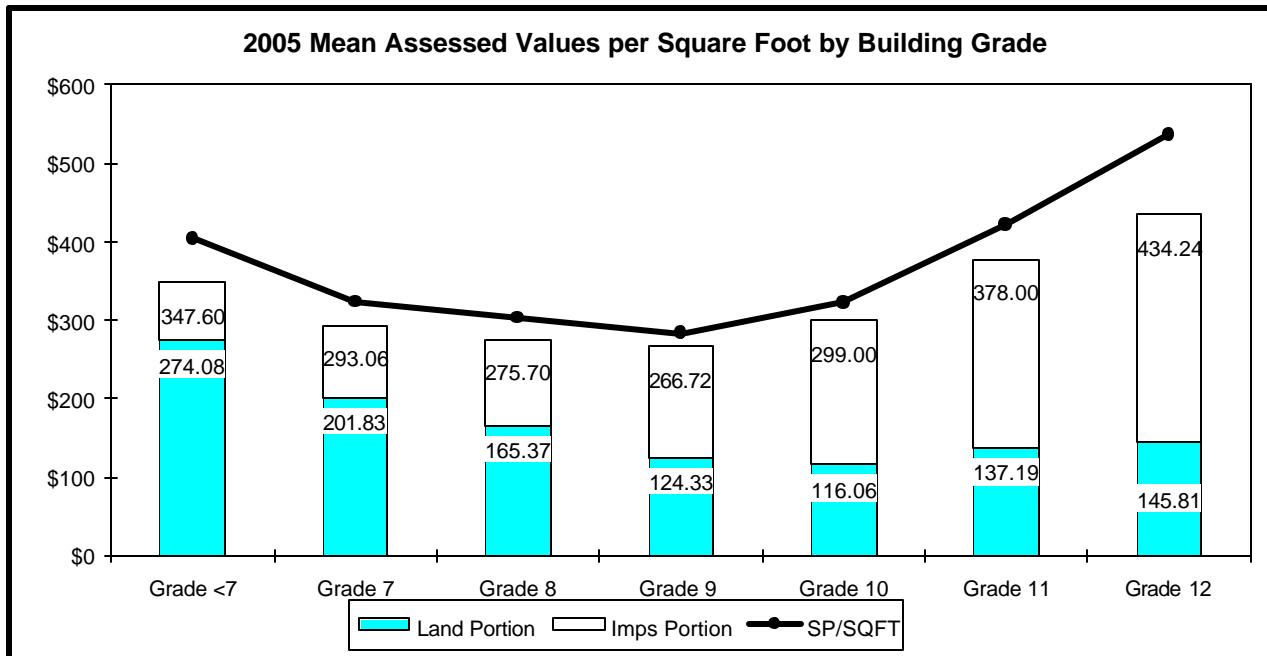
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. Grades 5 and 6 largely represent land value and there were only 6 sales of grade 12's. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 113 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.20, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1020 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. The analysis indicated that a single overall adjustment was needed in this area. This adjustment will improve assessment levels.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .925926$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * .946)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * .946, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 74 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	9	0.853	0.920	7.9%	0.726	1.114
6	95	0.856	0.924	7.9%	0.878	0.969
7	321	0.905	0.976	7.9%	0.955	0.997
8	223	0.911	0.982	7.9%	0.961	1.004
9	185	0.944	1.019	7.9%	0.998	1.041
10	149	0.929	1.002	7.9%	0.978	1.026
11	32	0.899	0.970	8.0%	0.910	1.030
12	6	0.802	0.866	8.0%	0.744	0.988
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1950	114	0.829	0.894	7.9%	0.855	0.933
1951-1960	77	0.890	0.961	7.9%	0.915	1.007
1961-1970	132	0.921	0.994	7.9%	0.961	1.027
1971-1980	138	0.931	1.005	7.9%	0.976	1.034
1981-1990	196	0.946	1.021	7.9%	0.998	1.044
1991-2000	172	0.921	0.994	7.9%	0.971	1.018
>2000	191	0.911	0.983	7.9%	0.962	1.003
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	2	0.726	0.784	8.0%	-0.837	2.404
Average	679	0.916	0.989	7.9%	0.977	1.001
Good	270	0.911	0.983	7.9%	0.960	1.006
Very Good	69	0.894	0.965	7.9%	0.911	1.019
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	496	0.904	0.975	7.9%	0.958	0.992
1.5	48	0.901	0.972	7.9%	0.915	1.028
2	475	0.921	0.994	7.9%	0.980	1.008
2.5	1	0.899	0.970	8.0%	N/A	N/A

Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

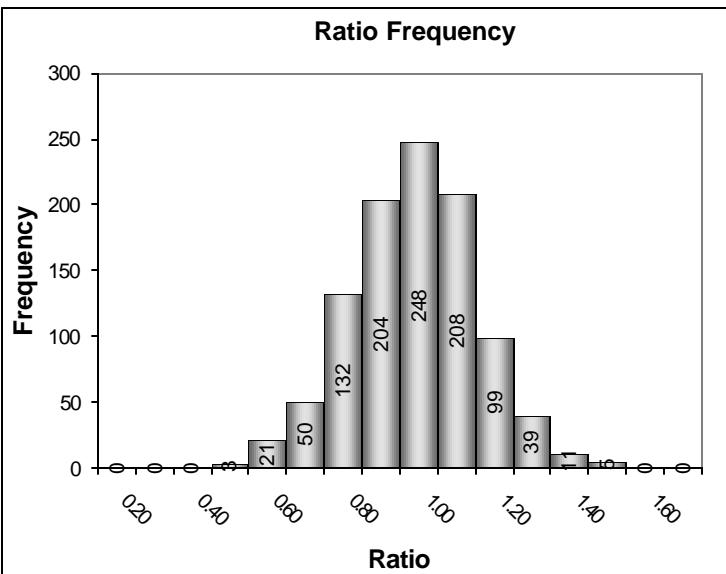
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1001	76	0.893	0.964	7.9%	0.916	1.011
1000-1500	323	0.899	0.970	7.9%	0.948	0.991
1501-2000	201	0.912	0.984	7.9%	0.960	1.008
2001-2500	149	0.920	0.992	7.9%	0.967	1.018
2501-3000	117	0.924	0.997	7.9%	0.968	1.027
3001-4000	136	0.929	1.003	7.9%	0.977	1.029
4001-5000	18	0.883	0.953	8.0%	0.870	1.036
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	781	0.912	0.984	7.9%	0.972	0.997
Y	239	0.916	0.989	7.9%	0.966	1.011
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1020	0.914	0.986	7.9%	0.975	0.997
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	232	0.928	1.001	7.9%	0.980	1.023
8	788	0.909	0.981	7.9%	0.968	0.993
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	31	0.948	1.024	7.9%	0.973	1.074
03000-06000	116	0.861	0.929	7.9%	0.891	0.967
06001-08000	265	0.898	0.969	7.9%	0.948	0.989
08001-10000	335	0.928	1.002	7.9%	0.983	1.021
10001-16000	246	0.932	1.006	7.9%	0.985	1.027
>16001	27	0.895	0.966	7.9%	0.886	1.047

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NE / Team - 2	Lien Date: 01/01/2005	Date of Report: 5/16/2006	Sales Dates: 1/2003 - 12/2005
Area Kirkland	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1020			
Mean Assessed Value	558,100		
Mean Sales Price	610,900		
Standard Deviation AV	260,406		
Standard Deviation SP	308,939		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.940		
Weighted Mean Ratio	0.914		
UNIFORMITY			
Lowest ratio	0.462		
Highest ratio:	1.464		
Coefficient of Dispersion	13.76%		
Standard Deviation	0.164		
Coefficient of Variation	17.45%		
Price Related Differential (PRD)	1.027		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.950		
95% Confidence: Mean			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	4849		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.164		
Recommended minimum:	43		
Actual sample size:	1020		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	508		
# ratios above mean:	512		
<i>Z:</i>	0.125		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



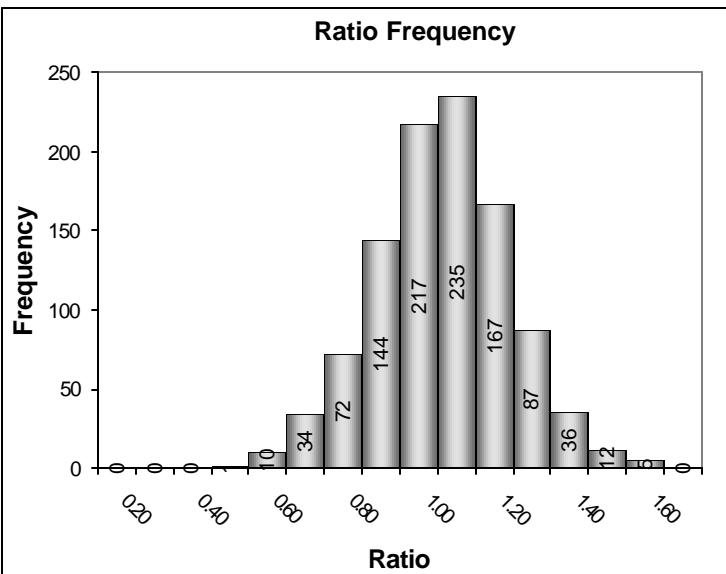
COMMENTS:

1 to 3 Unit Residences throughout area 74

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NE / Team - 2	Lien Date: 01/01/2006	Date of Report: 5/16/2006	Sales Dates: 1/2003 - 12/2005
Area Kirkland	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1020		
Mean Assessed Value	602,300		
Mean Sales Price	610,900		
Standard Deviation AV	281,225		
Standard Deviation SP	308,939		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.012		
Median Ratio	1.015		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.499		
Highest ratio:	1.581		
Coefficient of Dispersion	13.76%		
Standard Deviation	0.177		
Coefficient of Variation	17.46%		
Price Related Differential (PRD)	1.027		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	1.001		
<i>Upper limit</i>	1.025		
95% Confidence: Mean			
<i>Lower limit</i>	1.001		
<i>Upper limit</i>	1.023		
SAMPLE SIZE EVALUATION			
N (population size)	4849		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.177		
Recommended minimum:	50		
Actual sample size:	1020		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	508		
# ratios above mean:	512		
<i>Z:</i>	0.125		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415180	0115	7/14/03	\$250,000	720	0	6	1942	4	4421	N	N	10232 NE 68TH PL
002	172505	9180	4/25/05	\$387,950	860	0	6	1950	4	6600	N	N	4725 108TH AV NE
002	415180	0130	8/29/03	\$325,000	860	0	6	1942	4	4915	Y	N	10218 NE 68TH PL
002	169240	0050	9/27/05	\$515,000	900	900	6	1911	5	10900	N	N	6517 111TH AV NE
002	415180	0475	9/27/04	\$575,000	910	0	6	1942	4	5938	N	N	6520 103RD AV NE
002	415180	0420	6/24/04	\$449,000	980	0	6	1942	4	6002	N	N	10236 NE 65TH ST
002	415180	0125	12/10/03	\$347,000	1010	0	6	1942	4	4570	N	N	10224 NE 68TH PL
002	123400	0691	3/20/03	\$268,000	1040	0	6	1947	3	8880	N	N	5423 108TH AV NE
002	415180	0520	6/24/04	\$450,000	1160	0	6	1942	4	6790	Y	N	6702 103RD AV NE
002	415180	0520	1/28/04	\$420,000	1160	0	6	1942	4	6790	Y	N	6702 103RD AV NE
002	415180	0495	9/22/03	\$264,000	1180	0	6	1942	4	5980	Y	N	10309 NE 68TH ST
002	264950	0215	6/1/05	\$580,000	1240	0	6	1942	5	5250	Y	N	10238 NE 64TH ST
002	415180	0440	5/18/04	\$350,000	1260	0	6	1942	4	5977	N	N	10212 NE 65TH ST
002	954420	0362	10/13/04	\$397,000	1400	0	6	2005	3	8255	N	N	10845 NE 47TH ST
002	415180	0510	7/13/04	\$552,000	1440	0	6	1996	3	7693	Y	N	6716 103RD AV NE
002	415180	0350	11/3/05	\$580,000	1520	0	6	1990	3	6060	N	N	6526 102ND PL NE
002	415180	0150	9/4/03	\$335,000	1910	0	6	1942	5	7640	Y	N	6571 102ND AV NE
002	410141	0140	5/21/04	\$370,000	980	0	7	1975	3	7200	N	N	10612 NE 57TH ST
002	304170	0090	3/26/04	\$349,950	1050	0	7	1959	5	11337	Y	N	5836 114TH AV NE
002	172505	9281	8/31/05	\$410,000	1080	480	7	1977	3	10356	N	N	11221 NE 53RD ST
002	172505	9281	7/9/04	\$389,000	1080	480	7	1977	3	10356	N	N	11221 NE 53RD ST
002	172505	9283	10/18/04	\$350,000	1080	480	7	1977	3	10356	N	N	11223 NE 53RD ST
002	941400	0110	8/19/05	\$598,800	1090	1090	7	1963	4	8900	Y	N	10531 NE 48TH PL
002	243200	0010	12/6/05	\$543,500	1180	0	7	1956	4	9490	N	N	10633 NE 46TH ST
002	936670	0065	8/11/04	\$445,000	1190	570	7	1969	4	7500	N	N	6032 111TH PL NE
002	206240	0020	12/3/04	\$365,000	1230	700	7	1977	4	11250	N	N	5005 114TH AV NE
002	172505	9231	6/4/04	\$485,000	1290	1150	7	1974	4	12757	Y	N	5901 114TH AV NE
002	941360	0620	3/24/05	\$680,000	1300	510	7	1968	4	8550	N	N	4711 110TH AV NE
002	172505	9209	7/21/04	\$406,100	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST
002	172505	9209	8/10/04	\$406,100	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	410450	0190	8/28/03	\$565,000	1370	920	7	1995	3	11538	Y	N	4502 LAKE WASHINGTON BL NE
002	246540	0181	9/1/04	\$455,000	1380	650	7	1956	2	6955	N	N	5808 LAKEVIEW DR NE
002	941390	0120	8/26/05	\$471,000	1380	0	7	1958	4	8000	N	N	4735 108TH AV NE
002	941390	0120	5/28/03	\$336,000	1380	0	7	1958	4	8000	N	N	4735 108TH AV NE
002	123400	0245	10/21/05	\$745,000	1390	0	7	1987	4	17680	N	N	5529 108TH AV NE
002	206240	0040	7/24/03	\$463,000	1420	0	7	1958	4	12379	N	N	11307 NE 50TH PL
002	941360	0260	12/22/05	\$674,000	1420	1420	7	1963	4	9755	N	N	4929 111TH AV NE
002	941390	0005	5/5/05	\$465,000	1420	0	7	1958	4	9992	N	N	4747 108TH AV NE
002	941360	0380	6/10/04	\$652,500	1450	740	7	1962	4	9400	N	N	10814 NE 48TH ST
002	941360	0610	10/9/03	\$445,000	1460	1460	7	2004	3	8560	N	N	4705 110TH AV NE
002	415180	0161	9/4/03	\$450,000	1510	0	7	1983	3	5139	Y	N	6541 102ND AV NE
002	773200	0030	4/12/04	\$524,000	1530	600	7	1975	4	8555	Y	N	6298 105TH AV NE
002	954420	0232	6/1/05	\$529,000	1550	0	7	1995	3	9750	N	N	4533 112TH AV NE
002	410450	0145	12/12/03	\$575,000	1560	810	7	1960	4	19668	Y	N	4618 LAKE WASHINGTON BL NE
002	935390	0080	11/9/05	\$648,500	1560	430	7	1967	4	14000	N	N	10929 NE 60TH ST
002	941390	0020	4/22/04	\$490,000	1610	0	7	1961	4	8912	N	N	10632 NE 47TH PL
002	941390	0040	11/5/04	\$471,000	1630	0	7	1959	4	7500	N	N	10602 NE 47TH PL
002	941360	0590	8/20/04	\$525,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE
002	941360	0590	6/6/03	\$490,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE
002	954420	0445	7/1/05	\$460,000	1860	0	7	1967	4	10395	N	N	4647 110TH AV NE
002	123400	0010	3/25/05	\$490,000	1880	0	7	1976	3	17195	N	N	5915 106TH AV NE
002	172505	9185	2/19/03	\$465,000	1880	0	7	1995	3	14195	N	N	5043 114TH AV NE
002	936670	0085	12/15/03	\$450,000	1880	0	7	1976	4	10000	N	N	6020 111TH PL NE
002	941360	0580	5/5/03	\$370,000	1900	0	7	1966	4	8500	N	N	4701 109TH PL NE
002	123400	0711	11/14/03	\$817,500	2670	890	7	1989	4	8832	Y	N	10325 NE 55TH ST
002	172505	9207	1/25/05	\$679,950	3610	0	7	1978	4	13461	N	N	11303 NE 60TH ST
002	410101	0100	7/29/03	\$560,000	1100	300	8	1975	4	9950	Y	N	6213 105TH AV NE
002	330076	0070	9/21/05	\$622,000	1140	810	8	1985	3	7200	N	N	10919 NE 66TH PL
002	410141	0180	7/9/04	\$437,364	1140	820	8	1975	3	8000	N	N	10604 NE 57TH ST
002	410450	0166	3/1/05	\$760,000	1160	740	8	1987	3	12990	Y	N	4538 LAKE WASHINGTON BL NE
002	755521	0210	11/22/05	\$400,000	1200	880	8	1975	3	9190	N	N	4224 105TH AV NE

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Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	082505	9044	8/12/05	\$515,000	1210	680	8	1984	4	10270	Y	N	6210 114TH AV NE
002	980862	0160	5/5/05	\$475,000	1230	830	8	1977	3	8480	N	N	10715 NE 52ND ST
002	755521	0180	4/24/03	\$439,000	1300	750	8	1976	4	7941	N	N	4231 105TH AV NE
002	264950	0257	12/22/03	\$625,000	1340	550	8	1997	3	12000	Y	N	10301 NE 64TH ST
002	941360	0692	6/7/04	\$482,500	1360	570	8	1967	4	6375	N	N	4731 109TH AV NE
002	941400	0100	5/27/03	\$473,500	1380	1180	8	1968	4	8900	Y	N	10521 NE 48TH PL
002	120150	0050	11/18/04	\$581,000	1390	1240	8	1973	4	9284	Y	N	6203 113TH AV NE
002	082505	9260	5/18/04	\$462,500	1400	780	8	1978	3	12196	Y	N	6518 114TH AV NE
002	082505	9260	2/19/04	\$347,000	1400	780	8	1978	3	12196	Y	N	6518 114TH AV NE
002	330076	0080	9/22/03	\$375,000	1420	0	8	1984	3	7200	N	N	10925 NE 66TH PL
002	172505	9240	2/22/05	\$689,000	1440	810	8	1962	4	12600	Y	N	5042 112TH AV NE
002	254050	0020	3/10/03	\$410,000	1440	430	8	1976	4	8470	N	N	10510 NE 58TH ST
002	268070	0060	3/9/05	\$426,000	1440	850	8	1976	3	8555	Y	N	5829 112TH PL NE
002	755521	0120	7/15/03	\$698,000	1450	750	8	1976	4	10488	Y	N	10502 NE 44TH ST
002	268070	0170	3/7/03	\$374,900	1470	970	8	1976	3	8846	N	N	11237 NE 58TH PL
002	667890	0150	8/30/05	\$600,000	1470	770	8	1975	5	8664	N	N	11220 NE 61ST PL
002	755520	0140	9/24/04	\$435,000	1470	0	8	1977	3	9762	N	N	4217 105TH PL NE
002	666580	0110	5/23/05	\$628,000	1490	1490	8	1969	4	9075	Y	N	6515 114TH AV NE
002	330076	0020	12/30/03	\$395,000	1530	0	8	1984	3	6773	N	N	10918 NE 66TH PL
002	254050	0160	7/17/03	\$476,000	1560	680	8	1977	4	7839	N	N	5906 105TH AV NE
002	410101	0200	6/10/03	\$472,000	1560	1390	8	1977	3	8532	N	N	6026 104TH AV NE
002	666580	0260	4/17/03	\$593,000	1570	1060	8	1966	5	11390	Y	N	6500 113TH AV NE
002	268070	0190	6/4/04	\$427,000	1590	400	8	1976	4	8728	N	N	11224 NE 58TH PL
002	254050	0130	4/16/03	\$345,000	1600	680	8	1977	5	8240	N	N	5901 105TH AV NE
002	410100	0010	9/10/03	\$460,000	1610	670	8	1975	4	8510	N	N	6215 106TH AV NE
002	268070	0210	9/1/04	\$385,000	1620	0	8	1977	4	8522	N	N	5822 112TH PL NE
002	666580	0130	3/16/05	\$649,250	1640	540	8	1964	4	10988	Y	N	6511 114TH AV NE
002	666580	0130	6/7/04	\$460,000	1640	540	8	1964	4	10988	Y	N	6511 114TH AV NE
002	330076	0370	11/4/05	\$530,000	1660	0	8	1985	3	7700	N	N	6204 110TH AV NE
002	755522	0050	6/6/03	\$443,000	1660	710	8	1976	4	8541	N	N	4422 109TH PL NE
002	330076	0350	4/7/04	\$530,000	1670	1100	8	1986	3	7250	Y	N	6215 111TH AV NE

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Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	755521	0110	11/17/03	\$662,000	1690	810	8	1974	4	8762	Y	N	10504 NE 44TH ST
002	755520	0260	3/28/03	\$389,000	1760	940	8	1973	3	9265	N	N	4216 107TH PL NE
002	755521	0040	9/10/04	\$490,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST
002	755521	0040	8/13/03	\$440,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST
002	330076	0420	9/19/05	\$625,000	1790	1300	8	1985	3	7204	N	N	6304 110TH AV NE
002	330076	0290	2/10/05	\$495,000	1820	0	8	1984	3	7220	N	N	11009 NE 64TH ST
002	941360	0190	3/22/03	\$558,000	1860	790	8	1968	4	12658	N	N	4706 110TH AV NE
002	792325	0020	12/29/05	\$1,175,000	1910	900	8	1980	4	10825	Y	N	6215 102ND PL NE
002	936720	0120	4/13/04	\$443,000	1910	0	8	1971	4	10791	N	N	6007 111TH PL NE
002	941400	0040	8/10/05	\$965,000	1930	1310	8	1970	5	8840	Y	N	10516 NE 48TH PL
002	082505	9282	3/10/04	\$350,000	1960	0	8	1990	3	8526	N	N	11131 NE 67TH ST
002	330076	0300	7/13/04	\$475,000	1970	0	8	1985	3	7200	N	N	11015 NE 64TH ST
002	954420	0440	11/3/03	\$528,000	1990	0	8	1979	4	20780	N	N	4533 110TH AV NE
002	410101	0090	8/21/03	\$579,950	2030	0	8	1977	4	8065	Y	N	6220 105TH AV NE
002	941360	0070	2/6/05	\$690,000	2150	0	8	1976	4	13140	N	N	4910 111TH AV NE
002	123400	0540	3/3/05	\$970,000	2180	0	8	1999	3	8557	Y	N	10425 NE 58TH ST
002	410140	0030	5/17/05	\$535,000	2220	0	8	1974	4	8750	N	N	6004 106TH AV NE
002	246540	0260	12/12/03	\$950,000	2280	1030	8	1977	4	7200	Y	N	10235 NE 58TH ST
002	941360	0090	6/30/04	\$505,000	2280	400	8	1962	4	9450	N	N	4900 111TH AV NE
002	755521	0300	6/24/03	\$479,000	2360	0	8	1975	4	10324	N	N	4311 106TH PL NE
002	123400	0730	4/11/05	\$882,500	2410	680	8	1977	4	24485	Y	N	10407 NE 55TH ST
002	243200	0055	11/9/04	\$683,000	2450	0	8	1962	4	8710	Y	N	10504 NE 45TH ST
002	410450	0250	8/10/04	\$680,000	2450	1110	8	1978	4	22320	N	N	4130 NE LAKE WASHINGTON BL
002	941360	0060	7/1/05	\$795,000	2480	0	8	1976	4	12043	N	N	4926 111TH AV NE
002	980862	0150	8/14/03	\$535,000	2990	0	8	1977	4	8480	N	N	5124 107TH AV NE
002	246540	0180	6/27/03	\$680,000	1300	1210	9	1995	3	6955	Y	N	5802 LAKEVIEW DR NE
002	934890	0470	5/27/05	\$670,000	1760	1340	9	1977	4	13469	Y	N	6208 113TH AV NE
002	330076	0320	4/3/03	\$625,000	2040	1560	9	1987	3	7200	Y	N	6237 111TH AV NE
002	941410	0032	6/21/04	\$750,000	2080	1540	9	1979	4	27919	Y	N	10505 NE 47TH PL
002	980859	0590	1/26/05	\$523,000	2090	0	9	1986	3	12053	N	N	11130 NE 37TH CT
002	980863	0200	8/22/05	\$595,500	2090	515	9	1979	4	2200	Y	N	5020 102ND LN NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	980863	0250	11/30/04	\$746,000	2090	515	9	1979	4	1933	Y	N	4916 102ND LN NE
002	980863	0050	4/18/03	\$540,000	2095	0	9	1979	4	2432	Y	N	5016 102ND LN NE
002	980863	0060	10/8/04	\$525,000	2095	0	9	1979	4	2779	Y	N	5014 102ND LN NE
002	980859	0110	12/15/03	\$410,000	2130	0	9	1986	3	9756	N	N	3880 113TH AV NE
002	980864	0280	5/4/04	\$569,000	2130	530	9	1981	4	2000	Y	N	4521 102ND LN NE
002	346900	0040	10/26/05	\$849,000	2170	1550	9	1968	5	7505	Y	N	11229 NE 63RD ST
002	980861	0420	9/19/05	\$655,000	2170	650	9	1980	4	10416	N	N	3801 110TH PL NE
002	980863	0090	8/6/03	\$525,000	2200	0	9	1979	4	2736	Y	N	4919 102ND LN NE
002	980864	0100	7/8/05	\$615,000	2200	0	9	1981	4	2261	N	N	4515 102ND LN NE
002	082505	9322	4/29/05	\$620,000	2240	0	9	1989	3	8501	N	N	10819 NE 62ND ST
002	082505	9324	8/18/05	\$600,000	2250	0	9	1988	3	8501	Y	N	6032 108TH AV NE
002	980864	0240	4/20/05	\$640,000	2250	460	9	1981	4	2083	Y	N	4509 102ND LN NE
002	980863	0130	10/27/05	\$751,750	2275	0	9	1979	4	2549	Y	N	4907 102ND LN NE
002	980863	0160	4/20/04	\$661,000	2275	0	9	1979	5	2342	Y	N	4819 102ND LN NE
002	082505	9221	7/20/04	\$685,000	2290	0	9	1987	3	8504	Y	N	6116 114TH AV NE
002	980864	0160	11/16/05	\$605,500	2315	0	9	1981	3	3023	N	N	4427 102ND LN NE
002	980864	0170	11/21/03	\$410,000	2315	0	9	1981	4	3464	N	N	4425 102ND LN NE
002	980863	0030	5/13/05	\$675,000	2370	1070	9	1979	4	1957	Y	N	5001 102ND LN NE
002	980863	0150	10/6/03	\$629,000	2370	1070	9	1979	4	1957	Y	N	4827 102ND LN NE
002	980863	0280	11/14/05	\$718,888	2370	0	9	1979	4	1936	N	N	4824 102ND LN NE
002	980864	0120	10/4/04	\$620,000	2390	1150	9	1981	4	1958	N	N	4509 102ND LN NE
002	980864	0340	10/15/04	\$639,000	2390	1150	9	1981	4	1958	Y	N	4615 102ND LN NE
002	980864	0060	11/5/04	\$587,000	2415	0	9	1981	4	2186	N	N	4527 102ND LN NE
002	788260	0300	6/24/03	\$825,000	2450	1800	9	1989	3	20489	Y	N	6410 106TH AV NE
002	172505	9226	4/27/05	\$533,000	2500	0	9	2000	3	10663	N	N	11227 NE 53RD ST
002	082505	9185	5/25/05	\$710,000	2530	0	9	1996	3	8276	N	N	10826 NE 60TH ST
002	980864	0140	7/3/03	\$555,000	2530	870	9	1981	4	2186	N	N	4503 102ND LN NE
002	980864	0330	5/25/05	\$770,000	2530	870	9	1981	4	2166	Y	N	4611 102ND LN NE
002	172505	9317	10/1/03	\$755,300	2580	0	9	2003	3	8778	N	N	5916 110TH AV NE
002	172505	9177	10/22/03	\$620,000	2590	0	9	1987	3	14400	N	N	5018 112TH AV NE
002	941390	0071	8/18/05	\$1,250,000	2620	1800	9	1962	4	20289	Y	N	10501 NE 47TH PL

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	980859	0420	10/20/03	\$505,000	2630	0	9	1986	3	10248	N	N	3877 113TH AV NE
002	638001	0020	8/29/03	\$590,000	2700	0	9	1994	3	15927	N	N	10605 NE 53RD ST
002	172505	9324	2/9/05	\$993,000	2720	0	9	1997	3	9721	Y	N	10410 NE 52ND ST
002	980861	0070	2/18/04	\$605,000	2730	910	9	1980	3	10368	N	N	10807 NE 39TH PL
002	393890	0025	5/13/04	\$917,500	2780	0	9	1978	4	11325	Y	N	5521 104TH AV NE
002	415180	0390	5/14/03	\$807,000	2850	830	9	2002	3	6108	Y	N	6519 103RD AV NE
002	980859	0600	6/8/05	\$692,500	2960	0	9	1985	3	10081	N	N	11128 NE 37TH CT
002	123400	0704	1/14/04	\$750,000	3000	0	9	2003	3	8680	N	N	10629 NE 55TH ST
002	415180	0225	9/23/05	\$950,000	3070	0	9	2005	3	6385	N	N	6578 102ND AV NE
002	415180	0575	3/18/05	\$887,000	3070	0	9	2005	3	6209	N	N	6712 104TH AV NE
002	980859	0090	5/17/05	\$680,000	3070	0	9	1984	3	11139	N	N	3842 113TH AV NE
002	980859	0090	9/3/04	\$590,000	3070	0	9	1984	3	11139	N	N	3842 113TH AV NE
002	980861	0010	7/2/03	\$795,000	3240	550	9	1986	3	10441	N	N	10905 NE 39TH PL
002	172505	9003	1/28/05	\$890,000	3380	0	9	2004	3	9712	N	N	5910 110TH AV NE
002	172505	9003	3/31/04	\$749,950	3380	0	9	2004	3	9712	N	N	5910 110TH AV NE
002	415180	0425	7/31/03	\$747,490	3510	0	9	2003	3	6061	N	N	10230 NE 65TH ST
002	172505	9328	11/15/04	\$839,000	3520	0	9	2005	3	8643	N	N	11101 NE 60TH ST
002	172505	9326	5/5/04	\$849,950	3560	0	9	2001	3	8544	N	N	11109 NE 60TH ST
002	980861	0150	7/28/03	\$578,000	3790	0	9	1980	3	13788	N	N	11102 NE 38TH PL
002	189540	0050	10/14/03	\$1,600,000	1660	1390	10	2004	3	15779	Y	N	10311 NE 60TH ST
002	172505	9300	9/19/03	\$663,000	1810	820	10	1988	3	9126	Y	N	10401 NE 52ND ST
002	268070	0310	5/3/05	\$830,995	1810	1800	10	1995	3	21552	N	N	5920 111TH CT NE
002	980859	0010	7/22/05	\$721,000	1950	1300	10	1987	3	13366	N	N	3624 113TH AV NE
002	788260	0339	7/28/05	\$975,000	2030	1280	10	1986	3	14207	Y	N	6025 108TH AV NE
002	980861	0220	9/22/05	\$760,000	2050	750	10	1980	4	11693	Y	N	11113 NE 38TH PL
002	246540	0065	4/10/03	\$847,000	2110	750	10	1992	3	9825	Y	N	10203 NE 59TH ST
002	788260	0312	2/27/04	\$1,205,000	2110	1350	10	1986	3	13073	Y	N	6219 108TH AV NE
002	980859	0060	5/20/05	\$652,000	2230	0	10	1982	3	10850	N	N	3746 113TH AV NE
002	268070	0330	4/18/05	\$1,169,000	2250	960	10	1994	3	12651	N	N	5903 111TH PL NE
002	788260	0295	2/23/05	\$1,379,000	2330	1580	10	1998	3	12075	Y	N	6429 108TH AV NE
002	172505	9301	4/1/05	\$760,000	2340	1680	10	1988	3	9657	Y	N	10405 NE 52ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	410450	0185	4/5/05	\$883,000	2360	70	10	1987	3	12500	Y	N	4524 LAKE WASHINGTON BL
002	980859	0500	9/24/04	\$599,900	2580	0	10	1981	3	11161	N	N	11011 NE 37TH CT
002	980859	0050	8/20/04	\$549,950	2670	0	10	1982	3	10850	N	N	3734 113TH AV NE
002	980861	0400	6/1/05	\$750,000	2750	1000	10	1984	4	17082	N	N	3797 110TH PL NE
002	980861	0400	8/4/04	\$620,000	2750	1000	10	1984	4	17082	N	N	3797 110TH PL NE
002	980861	0200	5/14/04	\$635,000	2770	0	10	1989	3	15094	N	N	11112 NE 38TH PL
002	082505	9141	4/1/05	\$730,000	2790	690	10	1988	3	9516	Y	N	6100 114TH AV NE
002	410450	0191	9/28/04	\$1,050,000	2830	130	10	1987	4	12130	Y	N	4506 LAKE WASHINGTON BL NE
002	415180	0260	8/26/04	\$990,000	2860	670	10	1998	3	6085	N	N	6514 102ND AV NE
002	980859	0280	4/15/04	\$838,000	2860	1000	10	1981	3	10964	Y	N	3725 112TH AV NE
002	082505	9332	2/20/03	\$741,000	2870	0	10	1996	3	8505	N	N	10206 NE 60TH ST
002	246540	0026	3/9/05	\$1,050,000	2880	380	10	1995	3	8531	Y	N	10211 NE 59TH ST
002	415180	0335	5/19/03	\$730,000	2920	750	10	1997	3	6016	Y	N	6705 103RD AV NE
002	936670	0120	7/2/03	\$739,950	2970	0	10	2003	3	9080	N	N	11140 NE 60TH ST
002	980859	0440	5/3/04	\$570,000	2970	0	10	1984	3	10291	N	N	3898 112TH AV NE
002	980861	0080	1/28/03	\$468,800	3120	0	10	1980	3	10287	N	N	10902 NE 39TH PL
002	123400	0134	6/9/05	\$800,000	3150	0	10	2000	3	10030	N	N	5823 108TH AV NE
002	123400	0134	4/29/04	\$750,000	3150	0	10	2000	3	10030	N	N	5823 108TH AV NE
002	268070	0315	5/14/03	\$616,200	3160	0	10	1996	3	8641	N	N	5914 111TH PL NE
002	954420	0109	6/17/04	\$759,950	3310	0	10	2003	3	8538	N	N	5227 111TH LN NE
002	954420	0112	2/4/05	\$780,000	3310	0	10	2003	3	8535	N	N	5209 111TH LN NE
002	172505	9182	7/13/05	\$850,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	172505	9182	5/3/05	\$830,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	172505	9182	11/11/03	\$734,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	268070	0320	7/22/04	\$775,000	3390	0	10	1996	3	9567	N	N	5908 111TH PL NE
002	954420	0111	1/23/04	\$757,000	3390	0	10	2003	3	9274	N	N	5215 111TH LN NE
002	415180	0230	5/12/04	\$825,000	3420	0	10	2004	3	7020	N	N	6550 102ND AV NE
002	410050	0025	6/28/05	\$1,490,000	3480	0	10	2005	3	8209	Y	N	6401 106TH AV NE
002	954420	0113	12/28/04	\$775,000	3480	0	10	2004	3	8733	N	N	5210 111TH LN NE
002	172505	9015	7/10/03	\$1,590,000	3560	0	10	1995	3	10080	Y	N	10403 NE 60TH ST
002	980861	0440	8/23/04	\$670,000	3590	0	10	1980	3	11278	N	N	3805 110TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	954420	0115	9/1/04	\$775,950	3610	0	10	2004	3	8868	N	N	5230 111TH LN NE
002	169240	0120	7/13/05	\$1,006,000	3630	0	10	2001	3	9126	N	N	11130 NE 65TH ST
002	954420	0110	3/18/04	\$849,950	3670	0	10	2004	3	14495	N	N	5223 111TH LN NE
002	773200	0020	10/15/04	\$1,050,000	3810	0	10	2000	3	10680	N	N	6300 105TH AV NE
002	980859	0200	6/18/04	\$775,000	2070	1370	11	1983	3	11385	Y	N	3935 112TH AV NE
002	124620	0093	9/13/05	\$1,950,000	2210	1580	11	1999	3	8533	Y	N	10259 NE 62ND ST
002	980859	0260	3/29/05	\$845,000	2230	1480	11	1981	3	11200	Y	N	3763 112TH AV NE
002	172505	9022	5/29/03	\$1,334,452	2540	1690	11	2002	3	11325	Y	N	10205 NE 60TH ST
002	415180	0480	7/13/04	\$1,312,000	3680	112	11	2004	3	5940	N	N	6514 103RD AV NE
002	169240	0110	6/25/03	\$920,000	3900	0	11	2000	3	13426	N	N	6527 112TH AV NE
002	169240	0075	6/10/04	\$1,250,000	4010	0	11	2000	3	14210	Y	N	6602 111TH AV NE
002	169240	0065	1/6/03	\$965,000	4080	0	11	2001	3	11308	N	N	6514 111TH AV NE
002	169240	0015	4/6/05	\$1,095,000	4300	0	11	2001	3	12800	N	N	6608 110TH AV NE
002	410450	0181	3/1/04	\$1,575,000	4610	0	11	2003	3	12500	Y	N	4510 LAKE WASHINGTON BL NE
002	172505	9273	8/26/05	\$2,140,000	2930	2090	12	1991	3	19602	Y	N	10428 NE 52ND ST
002	172505	9316	11/22/05	\$3,000,000	4900	1430	12	2000	3	13296	Y	N	10433 NE 43RD ST
008	388580	1920	3/24/05	\$584,000	640	0	5	1933	4	7200	N	N	313 11TH AV W
008	388690	1990	11/23/05	\$390,000	690	0	5	1942	4	10800	N	N	11590 NE 88TH ST
008	388580	5870	9/23/03	\$332,000	700	0	5	1949	3	7200	N	N	513 9TH AV
008	388580	0211	8/25/04	\$310,000	740	0	5	1943	4	3060	N	N	117 5TH AV W
008	388690	3705	1/12/05	\$397,000	860	0	5	1939	4	8704	N	N	664 11TH AV
008	388580	6890	1/28/03	\$250,000	1000	0	5	1912	5	5100	N	N	136 7TH AV
008	124550	0096	3/1/04	\$260,500	1090	0	5	1944	4	9411	N	N	9819 FORBES CREEK DR
008	124550	0035	8/3/05	\$380,000	1270	0	5	1928	5	9000	N	N	2074 MARKET ST
008	124550	0035	6/23/03	\$244,000	1270	0	5	1928	5	9000	N	N	2074 MARKET ST
008	390010	0080	4/15/03	\$315,000	670	0	6	1919	4	5100	N	N	241 6TH AV
008	395550	0030	2/11/05	\$313,000	670	0	6	1937	4	10530	N	N	11440 108TH AV NE
008	395550	0030	3/14/03	\$220,450	670	0	6	1937	4	10530	N	N	11440 108TH AV NE
008	388580	5860	6/30/03	\$380,000	700	700	6	1949	4	7200	N	N	519 9TH AV
008	172080	0140	10/20/04	\$408,600	720	0	6	1900	4	3000	N	N	714 3RD ST S
008	124500	2945	9/23/05	\$543,000	760	0	6	1919	5	7408	N	N	1027 3RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	5715	9/15/03	\$305,000	760	0	6	1952	4	7200	N	N	612 8TH AV
008	123630	0300	3/8/04	\$330,000	770	0	6	1969	3	13600	N	N	9413 114TH AV NE
008	124500	0796	11/17/05	\$423,000	770	0	6	1958	3	6200	N	N	306 18TH AV
008	388580	6330	4/5/04	\$435,000	770	0	6	1939	4	7200	N	N	227 9TH AV
008	388580	6905	6/24/05	\$561,000	770	360	6	1918	4	5500	N	N	237 8TH AV
008	388580	2136	4/21/05	\$439,900	790	0	6	1951	3	5640	N	N	1250 4TH ST W
008	388580	7090	5/28/03	\$325,000	820	620	6	1947	4	5500	N	N	330 7TH AV
008	187500	0090	11/29/04	\$394,000	860	0	6	1952	4	5130	N	N	208 2ND ST S
008	187500	0090	3/18/03	\$276,000	860	0	6	1952	4	5130	N	N	208 2ND ST S
008	187500	0095	12/24/03	\$375,000	860	0	6	1952	4	4940	N	N	202 2ND ST S
008	388580	7025	3/23/05	\$438,000	860	0	6	1950	4	5500	N	N	327 8TH AV
008	388580	7025	2/2/04	\$330,000	860	0	6	1950	4	5500	N	N	327 8TH AV
008	085600	1120	8/6/03	\$370,000	870	0	6	1942	4	5400	N	N	708 16TH AV W
008	388580	5055	4/24/03	\$332,000	870	0	6	1961	4	7200	N	N	340 9TH AV
008	388580	6240	3/17/04	\$336,000	870	0	6	1914	4	7200	N	N	318 8TH AV
008	123850	1101	6/18/04	\$320,000	880	0	6	1961	3	9450	N	N	9416 116TH AV NE
008	332605	9128	4/26/05	\$346,000	880	0	6	1944	4	9000	N	N	10026 116TH AV NE
008	388580	5081	2/11/05	\$425,000	880	0	6	1961	4	8064	N	N	410 9TH AV
008	123510	0370	7/27/05	\$449,950	890	0	6	1914	3	9122	N	N	116 SLATER ST
008	388690	2734	11/17/04	\$297,000	900	0	6	1947	4	4096	N	N	9005 116TH AV NE
008	388580	2055	12/12/03	\$525,000	910	680	6	1949	3	8120	N	N	1009 MARKET ST
008	388580	6114	10/17/03	\$288,000	910	0	6	1972	3	7200	N	N	440 8TH AV
008	388580	5816	3/24/05	\$376,000	920	0	6	1949	4	7800	N	N	817 6TH ST
008	388580	5961	5/16/03	\$325,000	920	420	6	1949	4	6000	N	N	803 6TH ST
008	407070	0125	3/3/04	\$360,950	940	0	6	1942	4	6584	N	N	227 3RD AV S
008	388690	3235	6/9/04	\$330,000	950	240	6	1954	4	10800	N	N	611 11TH AV
008	124500	0055	10/23/03	\$399,000	970	0	6	1915	5	12156	N	N	1904 MARKET ST
008	322605	9161	12/17/03	\$300,000	970	0	6	1960	4	10453	N	N	11057 NE 116TH ST
008	124500	2555	3/23/04	\$445,000	990	700	6	1945	5	6000	N	N	1319 2ND ST
008	085600	0681	4/5/05	\$525,000	1000	0	6	1938	4	7000	Y	N	691 16TH AV W
008	148930	0290	3/7/05	\$475,000	1000	0	6	1945	4	6000	N	N	148 10TH AV

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	3540	5/7/03	\$301,000	1010	1010	6	1962	3	7200	N	N	531 10TH AV
008	388580	2720	4/4/05	\$500,000	1040	0	6	1949	5	7200	N	N	419 14TH AV W
008	388580	3605	7/28/03	\$395,000	1040	0	6	1937	4	8960	N	N	729 18TH AV W
008	124500	2890	2/18/05	\$750,000	1060	810	6	1920	4	8864	Y	N	1024 2ND ST
008	124500	2890	3/24/04	\$551,500	1060	810	6	1920	4	8864	Y	N	1024 2ND ST
008	388580	3195	4/9/03	\$440,000	1080	0	6	1941	3	7200	N	N	608 14TH AV W
008	124500	1830	11/12/04	\$375,100	1120	350	6	1917	4	8157	N	N	526 15TH AV
008	430820	0170	7/19/03	\$413,000	1120	0	6	1942	3	7680	N	N	648 17TH AV W
008	250550	0180	2/6/03	\$300,000	1130	0	6	1985	3	8252	N	N	691 7TH ST S
008	388580	2205	4/27/04	\$505,000	1130	0	6	1947	3	7200	N	N	413 13TH AV W
008	124550	0626	3/19/04	\$320,000	1150	0	6	1955	3	6200	N	N	1939 7TH ST W
008	388690	2585	9/1/04	\$285,000	1150	0	6	1947	3	6800	N	N	9007 116TH AV NE
008	388580	6885	6/21/05	\$605,000	1170	0	6	1939	3	5100	N	N	132 7TH AV
008	388580	6885	3/15/05	\$520,100	1170	0	6	1939	3	5100	N	N	132 7TH AV
008	388580	7885	4/21/04	\$595,000	1200	600	6	1922	4	5500	N	N	233 7TH AV
008	388580	7180	2/25/05	\$467,600	1210	0	6	1939	4	5500	N	N	430 7TH AV
008	124550	0005	5/21/03	\$262,500	1220	0	6	1950	4	9459	Y	N	2086 MARKET ST
008	124500	2170	7/9/03	\$279,000	1230	0	6	1977	3	7200	N	N	1331 6TH ST
008	388580	6935	5/28/04	\$610,000	1250	1250	6	1931	5	8800	N	N	213 8TH AV
008	388580	6645	11/25/05	\$660,000	1270	0	6	1942	3	5222	Y	N	807 1ST ST
008	388580	6645	8/31/04	\$550,000	1270	0	6	1942	3	5222	Y	N	807 1ST ST
008	388580	7965	4/23/04	\$525,000	1270	0	6	1946	5	5500	Y	N	240 6TH AV
008	388690	3290	8/24/05	\$430,000	1270	240	6	1954	5	7200	N	N	608 10TH AV
008	388580	7241	11/23/05	\$646,000	1290	0	6	1918	4	8250	N	N	503 8TH AV
008	398270	3460	8/11/05	\$420,000	1290	0	6	1919	5	8935	N	N	649 12TH AV
008	935490	0135	10/19/05	\$650,000	1300	0	6	1926	5	6800	Y	N	910 2ND ST S
008	124500	1510	7/15/04	\$400,000	1310	0	6	1951	4	13000	N	N	1530 2ND ST
008	123630	0302	3/11/04	\$295,000	1320	0	6	1970	3	9000	N	N	9419 114TH AV NE
008	123650	0030	9/11/03	\$281,468	1330	0	6	1986	3	8320	N	N	9427 116TH AV NE
008	085600	0995	8/20/04	\$550,000	1350	0	6	1966	5	9600	N	N	705 17TH AV W
008	085600	0995	8/5/03	\$403,000	1350	0	6	1966	5	9600	N	N	705 17TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	3135	10/20/05	\$675,000	1350	0	6	1943	5	7200	Y	N	673 16TH AV W
008	124500	1261	5/16/05	\$600,000	1390	0	6	1954	4	6500	N	N	1601 2ND ST
008	124500	2171	5/24/05	\$380,000	1420	0	6	1935	3	7500	N	N	1341 6TH ST
008	388580	4970	11/28/05	\$610,000	1540	0	6	1970	4	7200	N	N	232 9TH AV
008	124500	2375	2/24/05	\$490,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
008	124500	2375	3/4/04	\$365,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
008	123630	0326	4/28/05	\$565,000	1610	0	6	1954	4	16000	N	N	9216 112TH AV NE
008	388580	6950	8/20/04	\$545,000	1670	0	6	1926	5	5500	N	N	716 2ND ST
008	123630	0327	6/13/05	\$550,000	1890	0	6	1954	4	16250	N	N	9222 112TH AV NE
008	123650	0020	11/4/03	\$265,000	1900	0	6	1967	3	9000	N	N	11421 NE 95TH ST
008	123630	0307	6/19/03	\$296,000	850	850	7	1969	4	8800	N	N	11235 NE 95TH ST
008	123630	0120	9/15/05	\$478,500	870	870	7	1949	5	10000	N	N	11417 NE 100TH ST
008	124500	2335	7/18/03	\$305,000	880	0	7	1949	3	10000	N	N	1330 2ND ST
008	124500	3575	7/11/03	\$315,000	880	0	7	1961	4	9600	N	N	417 10TH AV
008	358480	0030	6/2/03	\$318,000	880	0	7	1961	4	6390	N	N	1210 5TH ST
008	809960	0050	6/11/04	\$258,000	880	0	7	1981	3	10522	N	N	10723 NE 109TH ST
008	124550	0250	4/5/04	\$389,000	920	0	7	1981	4	10000	N	N	2019 MARKET ST
008	174170	0015	2/18/05	\$401,126	920	0	7	1951	3	7701	N	N	530 1ST AV S
008	398270	3490	8/8/05	\$467,500	920	0	7	1999	3	7800	N	N	635 12TH AV
008	124500	0584	11/22/04	\$330,000	940	0	7	1969	3	7900	N	N	526 19TH AV
008	388580	3625	4/28/04	\$341,500	940	530	7	1984	4	3600	N	N	742 17TH AV W
008	389310	0327	7/5/05	\$311,600	940	0	7	1967	3	8512	N	N	11209 NE 112TH ST
008	389310	0327	3/18/03	\$212,000	940	0	7	1967	3	8512	N	N	11209 NE 112TH ST
008	809960	0070	9/8/05	\$295,000	940	0	7	1981	3	9348	N	N	10817 108TH AV NE
008	124500	1601	7/23/03	\$346,000	950	0	7	1954	4	6246	N	N	223 18TH AV
008	388580	6060	2/21/05	\$480,000	960	600	7	1967	4	7800	N	N	804 4TH ST
008	388580	6060	10/8/04	\$395,000	960	600	7	1967	4	7800	N	N	804 4TH ST
008	123630	0131	5/17/03	\$286,090	970	0	7	1958	4	13175	N	N	11428 NE 97TH ST
008	123630	0137	7/16/04	\$339,000	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST
008	388580	7034	4/20/05	\$425,000	970	725	7	1969	3	5500	N	N	315 8TH AV
008	085600	0535	3/25/04	\$439,950	980	0	7	1953	4	7200	N	N	619 14TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	2361	12/19/05	\$540,000	980	0	7	1965	3	6931	N	N	222 13TH AV
008	386380	0020	4/12/04	\$379,000	980	0	7	1968	4	6825	N	N	1910 4TH PL
008	124500	0797	12/21/05	\$450,750	990	0	7	1968	4	7500	N	N	1815 4TH ST
008	388580	6520	2/25/05	\$535,000	990	0	7	1907	4	4800	Y	N	122 8TH AV
008	123850	1093	1/22/04	\$295,000	1000	550	7	1984	3	8508	N	N	9432 116TH AV NE
008	375950	0008	8/30/05	\$350,000	1000	1000	7	1959	4	10649	N	N	10404 NE 110TH ST
008	124500	0186	8/19/04	\$405,000	1010	770	7	1969	3	8700	N	N	1906 1ST ST
008	124500	0485	5/14/04	\$349,000	1010	0	7	1969	4	7200	N	N	1901 4TH PL
008	124500	0966	7/26/04	\$410,000	1010	1010	7	1965	3	6200	N	N	112 18TH AV
008	124710	0053	1/10/05	\$447,000	1010	900	7	1978	5	7200	Y	N	11413 NE 90TH ST
008	389310	0802	2/23/04	\$275,000	1010	650	7	1969	3	7865	N	N	11037 116TH AV NE
008	250550	0196	6/22/05	\$415,000	1020	0	7	1959	4	8594	N	N	749 7TH ST S
008	375890	0125	3/30/05	\$347,000	1020	0	7	1952	4	16435	N	N	10244 NE 110TH ST
008	388580	0605	10/23/03	\$885,000	1020	60	7	1938	4	4433	Y	N	338 WAVERLY WY
008	124500	0136	8/19/05	\$426,000	1030	480	7	1981	3	11215	N	N	1951 2ND ST
008	388580	5385	9/7/05	\$560,000	1030	510	7	1961	3	6300	N	N	918 6TH ST
008	388580	5385	2/25/05	\$399,900	1030	510	7	1961	3	6300	N	N	918 6TH ST
008	389310	0328	8/4/03	\$294,800	1030	0	7	1967	4	8512	N	N	11395 NE 112TH ST
008	809960	0100	10/5/05	\$464,950	1030	720	7	1981	3	11713	N	N	10810 107TH PL NE
008	389310	0325	5/1/03	\$248,950	1040	0	7	1968	4	8512	N	N	11223 NE 112TH ST
008	123650	0010	9/3/03	\$305,000	1050	0	7	1956	3	6600	N	N	9509 116TH AV NE
008	124550	0515	2/12/03	\$479,000	1050	130	7	1950	4	10099	N	N	1819 9TH ST W
008	388580	4765	12/8/05	\$680,000	1050	0	7	1952	4	5222	Y	N	916 MARKET ST
008	388690	2455	8/1/03	\$262,000	1050	0	7	1961	3	10200	N	N	11225 NE 91ST ST
008	202060	0050	8/4/03	\$351,000	1060	500	7	1981	4	11018	N	N	833 8TH AV S
008	376440	0040	5/7/04	\$420,000	1060	440	7	1981	3	9000	Y	N	10319 112TH CT NE
008	390100	0030	8/25/03	\$264,200	1060	0	7	1986	3	10390	N	N	11119 NE 112TH ST
008	369910	0080	7/6/05	\$346,000	1070	0	7	1960	3	10868	N	N	10444 NE 110TH ST
008	398270	0797	5/7/04	\$392,450	1070	740	7	1987	3	9677	N	N	9712 110TH AV NE
008	124500	0775	10/14/05	\$540,200	1080	500	7	1940	3	7262	N	N	1810 3RD ST
008	124500	0775	8/22/03	\$329,950	1080	500	7	1940	3	7262	N	N	1810 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	0985	4/9/04	\$410,000	1080	540	7	1978	4	12250	N	N	1823 2ND ST
008	124500	1720	7/8/04	\$412,350	1080	530	7	1977	4	6981	N	N	329 17TH AV
008	124500	3475	9/15/05	\$587,000	1080	1080	7	1962	4	7800	N	N	613 12TH AV
008	375890	0004	5/19/04	\$479,950	1080	1010	7	1957	4	10749	Y	N	11016 100TH AV NE
008	388580	1970	3/4/03	\$459,000	1080	180	7	1942	4	4800	Y	N	1014 4TH ST W
008	388580	6055	1/11/05	\$366,000	1080	600	7	1967	3	7800	N	N	402 8TH AV
008	080200	0130	8/29/05	\$420,000	1090	780	7	1962	4	9500	N	N	11228 115TH PL NE
008	124500	0342	5/11/04	\$402,000	1090	0	7	1970	4	8500	N	N	1943 3RD ST
008	227360	0600	7/31/03	\$250,000	1090	0	7	1986	3	10355	N	N	9810 117TH PL NE
008	388580	6040	8/3/05	\$485,000	1090	770	7	1968	3	7800	N	N	413 9TH AV
008	124500	2248	3/20/03	\$315,000	1100	580	7	1967	4	6675	N	N	302 13TH AV
008	187500	0150	4/30/03	\$370,000	1100	0	7	1954	3	6880	N	N	200 2ND PL S
008	369910	0090	12/27/05	\$499,000	1100	1060	7	1971	3	8434	N	N	10505 NE 111TH PL
008	376440	0030	8/11/03	\$389,950	1100	740	7	1982	3	9765	Y	N	10327 112TH CT NE
008	124500	1080	5/16/05	\$510,000	1110	580	7	1974	4	7208	N	N	1805 1ST ST
008	388690	3281	7/20/05	\$419,000	1110	0	7	1953	5	5940	N	N	606 10TH AV
008	419170	0010	11/28/05	\$342,410	1110	1080	7	1964	3	12450	N	N	11057 111TH AV NE
008	419170	0040	4/19/04	\$295,000	1110	1080	7	1965	3	12450	N	N	11033 111TH AV NE
008	419170	0070	8/18/04	\$300,000	1110	1080	7	1964	4	14100	N	N	11009 111TH AV NE
008	388580	0050	4/12/03	\$590,000	1113	520	7	1969	5	5500	Y	N	213 5TH AV W
008	085600	1085	7/18/03	\$552,000	1120	690	7	1941	5	8400	N	N	724 16TH AV W
008	124500	0100	9/27/05	\$499,950	1120	840	7	1963	4	13505	N	N	1933 1ST ST
008	124500	2070	11/12/04	\$540,000	1120	530	7	1978	3	10000	N	N	1322 4TH PL
008	124500	2388	7/5/05	\$800,000	1120	840	7	1962	3	14000	N	N	1335 3RD ST
008	124500	2388	5/11/04	\$450,000	1120	840	7	1962	3	14000	N	N	1335 3RD ST
008	388580	5350	4/11/05	\$365,000	1120	0	7	1961	3	7200	N	N	625 10TH AV
008	388580	5350	12/18/03	\$290,000	1120	0	7	1961	3	7200	N	N	625 10TH AV
008	124500	0739	9/25/03	\$310,000	1130	1110	7	1966	3	7700	N	N	323 19TH AV
008	124500	0986	11/14/03	\$359,950	1130	590	7	1978	4	12250	N	N	1829 2ND ST
008	227360	0270	4/4/05	\$335,000	1130	0	7	1984	3	8658	N	N	11620 NE 97TH ST
008	388690	2985	5/16/05	\$460,000	1130	400	7	1976	3	7200	N	N	11212 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	417300	0080	8/1/03	\$295,000	1130	580	7	1974	4	10400	N	N	11404 110TH AV NE
008	227360	0260	7/22/04	\$397,000	1140	580	7	1984	4	8521	N	N	11624 NE 97TH ST
008	321154	0110	9/4/03	\$292,000	1140	300	7	1983	3	8300	N	N	11425 112TH PL NE
008	375610	0050	3/26/03	\$267,000	1140	950	7	1961	3	10000	Y	N	10134 NE 113TH PL
008	398270	0730	11/17/05	\$410,000	1140	420	7	1964	5	8704	N	N	11112 NE 97TH ST
008	124500	1036	7/5/05	\$525,000	1150	0	7	1955	4	13750	N	N	117 19TH AV
008	124500	1296	12/16/04	\$402,000	1150	0	7	1957	3	7010	N	N	137 18TH AV
008	124500	1296	7/2/03	\$310,000	1150	0	7	1957	3	7010	N	N	137 18TH AV
008	227360	0060	11/18/05	\$399,500	1150	380	7	1983	3	8712	N	N	9811 116TH PL NE
008	227360	0170	6/28/05	\$393,000	1150	380	7	1983	3	8829	N	N	11619 NE 100TH ST
008	227360	0310	1/13/03	\$292,000	1150	380	7	1984	3	8625	N	N	11609 NE 97TH ST
008	227360	0410	8/22/05	\$407,000	1150	380	7	1983	3	9999	N	N	9509 117TH PL NE
008	227360	0460	12/19/05	\$385,000	1150	380	7	1983	3	8503	N	N	9516 117TH PL NE
008	227360	0490	7/20/04	\$355,000	1150	380	7	1984	3	9465	N	N	9606 117TH PL NE
008	375890	0311	6/28/03	\$225,000	1150	0	7	1959	3	10750	N	N	10829 104TH AV NE
008	375950	0045	12/11/03	\$265,000	1150	0	7	1950	5	8580	N	N	10417 NE 112TH ST
008	388690	4140	9/19/05	\$460,000	1150	0	7	1967	4	9600	N	N	11424 NE 92ND ST
008	388690	4140	7/12/04	\$344,950	1150	0	7	1967	4	9600	N	N	11424 NE 92ND ST
008	948580	0050	8/5/05	\$549,950	1160	450	7	1981	3	8064	Y	N	8812 113TH PL NE
008	369910	0131	5/20/05	\$328,500	1180	620	7	1963	3	10020	N	N	11128 105TH AV NE
008	303900	0040	10/12/05	\$440,000	1200	350	7	1982	3	8572	N	N	11409 107TH PL NE
008	124500	0015	12/22/05	\$485,000	1210	0	7	1948	4	8990	N	N	1950 MARKET ST
008	124500	0015	5/6/03	\$375,000	1210	0	7	1948	4	8990	N	N	1950 MARKET ST
008	124500	1828	10/31/05	\$510,000	1220	680	7	1979	3	7908	N	N	1605 5TH PL
008	227360	0400	9/1/04	\$299,950	1220	0	7	1983	3	8797	N	N	9511 117TH PL NE
008	375610	0115	5/10/05	\$375,000	1220	610	7	1963	3	10000	Y	N	10133 NE 113TH PL
008	388580	0465	1/19/04	\$725,000	1220	560	7	1926	3	8587	Y	N	225 7TH AV W
008	388580	5075	7/2/04	\$415,000	1220	0	7	1961	4	7680	N	N	402 9TH AV
008	542170	0005	4/13/04	\$339,500	1220	0	7	1955	4	9567	N	N	11042 108TH PL NE
008	227360	0150	7/25/05	\$400,000	1230	0	7	1983	3	8506	N	N	11611 NE 100TH ST
008	227360	0210	8/27/03	\$283,000	1230	0	7	1983	3	8540	N	N	9817 117TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	1833	4/4/05	\$540,000	1240	570	7	1979	4	10000	N	N	512 15TH AV
008	124500	1833	3/12/03	\$350,000	1240	570	7	1979	4	10000	N	N	512 15TH AV
008	124500	3231	10/13/03	\$430,000	1240	380	7	1915	4	13360	N	N	444 10TH AV
008	124550	0725	6/15/04	\$448,000	1240	0	7	1957	3	13869	N	N	1830 7TH ST W
008	238760	0020	11/25/03	\$355,000	1240	620	7	1962	3	10749	N	N	10846 101ST AV NE
008	175020	0080	5/10/04	\$310,000	1250	520	7	1983	3	8384	N	N	11411 113TH PL NE
008	227360	0040	11/19/03	\$269,500	1250	0	7	1983	3	9094	N	N	9819 116TH PL NE
008	259101	0020	10/19/04	\$292,000	1250	0	7	1986	3	6586	N	N	11703 NE 105TH LN
008	259101	0040	3/23/04	\$285,000	1250	0	7	1986	3	7029	N	N	11707 NE 105TH LN
008	388580	4305	2/22/05	\$735,000	1250	910	7	1958	4	7834	Y	N	1217 1ST ST
008	419170	0130	1/10/05	\$432,800	1250	1250	7	1964	4	9628	N	N	11044 111TH AV NE
008	123850	0975	8/8/05	\$449,950	1260	600	7	1980	3	10080	N	N	9600 116TH AV NE
008	123850	0975	8/18/03	\$375,000	1260	600	7	1980	3	10080	N	N	9600 116TH AV NE
008	124550	0627	10/11/04	\$565,000	1260	0	7	1955	4	6800	N	N	1933 7TH ST W
008	322605	9097	6/23/05	\$385,000	1260	0	7	1959	4	11575	N	N	10645 NE 116TH ST
008	322605	9104	9/7/05	\$395,000	1260	530	7	1979	4	14810	N	N	11230 NE 112TH ST
008	375890	0001	10/28/05	\$533,000	1260	510	7	1978	3	10678	Y	N	11004 100TH AV NE
008	388580	7125	12/16/05	\$525,000	1260	0	7	1953	4	5500	N	N	429 8TH AV
008	388580	7125	2/14/03	\$318,000	1260	0	7	1953	4	5500	N	N	429 8TH AV
008	664200	0250	5/22/03	\$345,000	1260	0	7	1963	4	6325	N	N	11407 NE 103RD PL
008	419170	0080	12/23/04	\$344,350	1270	1120	7	1964	4	9480	N	N	11001 111TH AV NE
008	124500	0586	11/17/03	\$305,000	1280	0	7	1976	3	9200	N	N	538 19TH AV
008	227360	0570	2/21/03	\$246,000	1280	0	7	1984	3	9121	N	N	11704 NE 98TH ST
008	388580	6005	3/20/03	\$333,000	1280	600	7	1977	3	7200	N	N	429 9TH AV
008	388580	7050	3/25/03	\$377,000	1280	290	7	1918	5	5500	Y	N	301 8TH AV
008	124500	3375	8/11/05	\$587,500	1290	0	7	1966	3	12005	N	N	1012 5TH ST
008	521200	0130	3/24/03	\$263,500	1290	0	7	1976	4	11475	N	N	11138 106TH AV NE
008	123570	0072	7/15/04	\$384,290	1300	400	7	1990	3	13163	N	N	10728 108TH AV NE
008	123850	1120	6/16/03	\$265,500	1300	0	7	1977	3	9583	N	N	11624 NE 92ND ST
008	123940	0570	1/31/05	\$595,000	1300	630	7	1947	5	14135	Y	N	7624 115TH PL NE
008	322605	9079	8/10/04	\$280,000	1300	0	7	1955	3	12432	N	N	11236 108TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	5640	3/17/05	\$452,000	1300	0	7	1960	4	7200	N	N	627 9TH AV
008	123510	0403	4/29/03	\$375,000	1310	1120	7	1987	3	13484	N	N	1526 KIRKLAND AV
008	174170	0020	8/23/04	\$567,000	1310	0	7	1951	2	7701	N	N	540 1ST AV S
008	388580	2970	7/23/03	\$425,000	1310	500	7	1960	4	7200	Y	N	535 16TH AV W
008	085600	1195	11/14/05	\$690,000	1320	0	7	1966	4	8400	Y	N	696 16TH AV W
008	124500	0915	7/8/03	\$343,000	1320	0	7	1969	5	7200	N	N	1831 3RD ST
008	124500	1276	7/3/03	\$579,000	1320	700	7	1961	5	9180	Y	N	1621 2ND ST
008	358480	0150	3/24/03	\$350,000	1320	0	7	1961	4	6030	N	N	1211 6TH ST
008	322605	9152	4/23/03	\$289,000	1330	650	7	1978	4	10890	N	N	11422 NE 112TH ST
008	388580	7231	8/27/04	\$408,780	1330	0	7	1960	3	7700	N	N	509 8TH AV
008	398270	3445	3/28/03	\$334,000	1330	0	7	1955	3	8100	N	N	653 12TH AV
008	398270	3445	11/21/03	\$317,500	1330	0	7	1955	3	8100	N	N	653 12TH AV
008	111250	0020	12/9/04	\$440,000	1340	0	7	1965	4	6526	N	N	1303 5TH ST
008	175020	0120	2/10/05	\$380,000	1340	640	7	1981	3	9085	N	N	11418 113TH PL NE
008	388690	2870	2/3/05	\$416,500	1340	610	7	1952	5	7200	N	N	11540 NE 91ST ST
008	521200	0070	11/16/05	\$452,500	1340	430	7	1976	3	11473	N	N	11008 106TH AV NE
008	123630	0325	5/14/04	\$415,000	1350	0	7	1975	4	8500	N	N	11205 NE 94TH ST
008	123650	0021	5/6/04	\$336,500	1360	0	7	1967	3	11175	N	N	9445 116TH AV NE
008	123850	1117	11/5/03	\$250,000	1360	0	7	1976	3	10652	N	N	11642 NE 92ND ST
008	174170	0005	11/12/03	\$440,000	1360	0	7	1951	4	7962	N	N	545 KIRKLAND AV
008	322605	9138	9/22/03	\$265,000	1360	0	7	1967	4	10890	N	N	10908 NE 112TH ST
008	259101	0140	10/15/03	\$223,000	1370	0	7	1986	3	8889	N	N	11815 NE 105TH LN
008	085600	1160	5/26/04	\$499,000	1390	0	7	1954	5	6840	N	N	635 17TH AV W
008	124500	3470	11/24/04	\$463,000	1390	0	7	1914	4	10560	N	N	1243 6TH ST
008	358480	0060	5/18/04	\$429,000	1390	0	7	1961	5	6240	N	N	1219 5TH PL
008	375610	0295	12/8/03	\$545,000	1390	1180	7	1962	5	11392	Y	N	11211 101ST AV NE
008	388580	2950	8/20/03	\$481,000	1390	1110	7	1958	3	7200	N	N	531 16TH AV W
008	389310	0319	12/19/03	\$260,000	1390	0	7	1966	4	11700	N	N	11201 NE 112TH ST
008	542100	0040	10/23/03	\$325,000	1390	1380	7	1964	3	13950	N	N	10807 NE 111TH PL
008	375590	0090	1/20/04	\$272,000	1420	0	7	1968	4	15600	N	N	10420 NE 112TH PL
008	388580	1125	9/11/03	\$525,000	1420	0	7	1960	4	5603	N	N	234 8TH AV W

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	664200	0090	8/23/05	\$427,500	1420	0	7	1963	4	10150	N	N	11502 NE 100TH ST
008	123940	0470	11/17/04	\$404,500	1440	0	7	1931	4	6015	Y	N	7716 115TH PL NE
008	227360	0580	7/24/03	\$230,000	1450	0	7	1983	3	8823	N	N	9802 117TH PL NE
008	388580	1540	3/24/03	\$775,000	1450	0	7	1941	4	7378	Y	N	919 6TH ST W
008	388580	1875	4/26/04	\$775,000	1450	0	7	1909	4	8400	Y	N	402 10TH AV W
008	388580	6525	4/6/05	\$765,000	1450	580	7	1915	4	9600	Y	N	128 8TH AV
008	388580	5454	12/7/04	\$397,500	1460	0	7	1965	3	7200	N	N	634 9TH AV
008	388580	7140	4/6/04	\$529,000	1460	0	7	1993	3	8250	N	N	718 4TH ST
008	124500	2950	7/14/04	\$450,950	1470	0	7	1965	5	7408	N	N	1031 3RD ST
008	148980	0070	9/16/03	\$421,000	1470	0	7	1983	3	5316	N	N	603 11TH AV
008	374000	0110	3/25/05	\$445,000	1470	0	7	1968	3	10910	N	N	1505 3RD PL
008	375950	0018	11/7/03	\$337,500	1470	0	7	1955	4	8646	N	N	10425 NE 112TH ST
008	389310	0841	11/4/03	\$485,000	1470	0	7	1926	4	8316	N	N	11030 116TH AV NE
008	124500	0170	5/9/05	\$320,000	1480	0	7	1957	4	13500	N	N	1922 1ST ST
008	374000	0080	3/3/04	\$425,000	1480	0	7	1968	4	6697	N	N	1517 3RD PL
008	386380	0100	8/31/04	\$385,000	1480	0	7	1968	4	6300	N	N	1929 4TH PL
008	430820	0190	6/14/05	\$620,000	1480	0	7	2000	3	9120	N	N	604 17TH AV W
008	375610	0085	12/23/05	\$407,500	1490	0	7	1959	4	10748	N	N	10170 NE 112TH PL
008	398270	1230	7/2/04	\$400,000	1490	580	7	1976	3	10800	N	N	630 14TH PL NE
008	388580	2360	5/28/04	\$480,000	1500	0	7	1957	3	9600	N	N	515 13TH AV W
008	521200	0010	11/13/03	\$299,000	1500	0	7	1962	3	11355	N	N	11159 106TH AV NE
008	123570	0057	2/27/03	\$425,000	1510	1460	7	1962	3	41745	N	N	10848 NE 108TH ST
008	124500	3431	12/23/04	\$431,000	1510	0	7	1983	3	12500	N	N	1113 6TH ST
008	322605	9137	8/24/05	\$366,840	1510	0	7	1968	4	10454	N	N	10904 NE 112TH ST
008	542170	0010	12/22/05	\$484,000	1520	870	7	1960	3	9568	N	N	11040 108TH PL NE
008	124550	0585	6/21/05	\$650,000	1530	460	7	1925	5	9870	N	N	740 18TH AV W
008	389310	0817	8/15/05	\$349,950	1530	0	7	1968	3	9900	N	N	11515 NE 112TH ST
008	123570	0042	8/1/03	\$346,000	1550	0	7	1999	3	8855	N	N	11004 NE 108TH ST
008	206300	0090	4/15/03	\$512,000	1550	360	7	1995	3	11070	N	N	11208 NE 103RD PL
008	388580	8025	5/11/05	\$585,000	1550	0	7	1913	5	5100	N	N	128 6TH AV
008	388580	8025	10/6/04	\$490,000	1550	0	7	1913	5	5100	N	N	128 6TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259101	0190	1/22/04	\$255,000	1560	0	7	1986	3	2912	N	N	11824 NE 105TH CT
008	327579	0020	4/14/05	\$499,950	1560	990	7	1979	4	10400	N	N	10414 115TH PL NE
008	388580	2580	7/28/04	\$575,000	1560	0	7	1941	4	8400	N	N	548 13TH AV W
008	664200	0050	2/23/04	\$309,950	1560	0	7	1964	4	9000	N	N	10007 116TH AV NE
008	374000	0070	3/1/05	\$385,000	1570	0	7	1968	3	8273	N	N	1521 3RD PL
008	664200	0240	6/5/03	\$317,000	1570	0	7	1963	4	6250	N	N	11408 NE 103RD PL
008	124500	1140	1/28/05	\$610,000	1590	940	7	1980	4	8448	Y	N	1601 1ST ST
008	322605	9111	8/30/04	\$355,000	1590	0	7	1998	3	8628	N	N	11529 111TH PL NE
008	663390	0160	9/4/03	\$308,500	1590	0	7	1991	3	3354	N	N	10619 107TH PL NE
008	123850	0977	2/18/03	\$237,500	1610	0	7	1961	4	6500	N	N	9620 116TH AV NE
008	227360	0300	11/15/04	\$363,500	1610	0	7	1984	3	8532	N	N	11607 NE 97TH ST
008	227360	0470	12/8/04	\$335,000	1610	0	7	1983	3	8504	N	N	9520 117TH PL NE
008	322605	9084	5/3/05	\$355,000	1610	0	7	1958	3	9781	N	N	11321 106TH AV NE
008	250550	0071	8/3/04	\$495,000	1620	0	7	1983	4	8612	Y	N	619 8TH ST S
008	322605	9102	7/15/03	\$310,000	1620	0	7	1997	3	12023	N	N	10609 NE 116TH ST
008	388580	4290	6/21/05	\$825,000	1620	560	7	1937	5	7834	Y	N	1223 1ST ST
008	388580	8280	5/6/05	\$680,000	1620	0	7	1913	5	5100	N	N	147 6TH AV
008	388580	8280	5/28/04	\$535,000	1620	0	7	1913	5	5100	N	N	147 6TH AV
008	322605	9140	5/11/05	\$310,000	1630	0	7	1968	4	9583	N	N	11402 NE 112TH ST
008	085600	1515	11/3/04	\$395,000	1650	0	7	1981	3	3073	N	N	630 18TH AV W
008	085600	1515	6/12/03	\$370,000	1650	0	7	1981	3	3073	N	N	630 18TH AV W
008	202060	0030	2/20/04	\$535,000	1650	1070	7	1997	3	10888	N	N	817 8TH AV S
008	227360	0180	10/28/04	\$333,000	1650	0	7	1983	3	8591	N	N	11623 NE 100TH ST
008	395550	0160	8/27/04	\$275,000	1650	0	7	1961	4	10140	N	N	11459 109TH AV NE
008	124500	2995	9/1/05	\$630,000	1670	0	7	1984	3	10726	N	N	249 13TH AV
008	321154	0030	4/19/05	\$372,000	1680	0	7	1983	3	8499	N	N	11514 112TH AV NE
008	388580	0805	6/4/04	\$748,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W
008	388580	0805	3/22/04	\$735,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W
008	664200	0010	1/19/05	\$375,000	1680	0	7	1963	3	9600	N	N	10303 116TH AV NE
008	664200	0080	3/3/04	\$319,500	1680	0	7	1962	4	9000	N	N	10001 116TH AV NE
008	419170	0020	1/7/03	\$234,000	1700	0	7	1965	3	12450	N	N	11049 111TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	1768	11/5/03	\$382,650	1710	0	7	1979	4	11250	N	N	436 16TH LN
008	124500	2109	11/19/03	\$382,000	1710	0	7	1988	3	6846	N	N	522 13TH AV
008	124500	3590	3/26/03	\$429,900	1710	0	7	1978	3	10800	N	N	429 10TH AV
008	259101	0070	10/26/05	\$396,000	1720	0	7	1987	3	9587	N	N	11713 NE 105TH LN
008	321154	0170	10/20/03	\$287,000	1720	0	7	1983	3	8477	N	N	11527 112TH PL NE
008	124550	0825	12/18/03	\$630,000	1750	0	7	1985	4	15600	N	N	803 18TH AV W
008	663390	0080	4/26/04	\$365,000	1750	0	7	1991	3	4302	N	N	10622 NE 107TH PL
008	663390	0030	7/20/05	\$429,000	1760	0	7	1991	3	3641	N	N	10706 NE 107TH PL
008	663390	0100	7/12/04	\$365,000	1770	0	7	1991	3	4928	N	N	10610 107TH PL NE
008	866343	0050	4/7/05	\$400,000	1770	0	7	1980	4	9465	N	N	11320 116TH PL NE
008	206300	0140	7/5/05	\$480,000	1820	0	7	1964	3	10500	N	N	10304 112TH AV NE
008	375610	0250	2/19/03	\$359,500	1820	1820	7	1957	4	10334	N	N	10153 NE 112TH PL
008	389610	0155	6/18/03	\$1,150,000	1820	0	7	1930	5	21000	Y	N	1931 10TH PL W
008	321154	0060	2/21/03	\$286,000	1850	0	7	1983	3	8500	N	N	11426 112TH PL NE
008	124500	1548	6/21/04	\$499,000	1870	0	7	1999	3	10200	N	N	1529 3RD ST
008	388690	2480	9/6/05	\$495,000	1880	0	7	1978	3	9600	N	N	11213 NE 91ST ST
008	388690	2480	7/28/05	\$450,000	1880	0	7	1978	3	9600	N	N	11213 NE 91ST ST
008	124500	3195	2/28/03	\$450,000	1890	0	7	1915	4	8182	N	N	402 10TH AV
008	388580	7916	12/19/05	\$389,000	1890	0	7	1986	4	5500	Y	N	620 2ND ST
008	085600	0185	9/2/04	\$825,000	1910	0	7	1993	3	8400	Y	N	549 11TH AV W
008	124710	0045	11/3/04	\$639,950	1910	0	7	1987	3	8625	N	N	11320 NE 88TH ST
008	124550	0628	3/1/05	\$385,000	1920	0	7	1990	3	3000	N	N	1825 7TH ST W
008	663390	0130	10/22/03	\$329,950	1930	0	7	1991	3	3600	N	N	10605 NE 107TH PL
008	321154	0080	5/20/04	\$354,000	1960	0	7	1983	3	9025	N	N	11422 112TH PL NE
008	322605	9089	7/15/05	\$468,800	1960	0	7	1944	5	11761	N	N	10005 FORBES CREEK DR
008	388580	0955	8/21/03	\$620,000	1990	500	7	1930	5	5725	N	N	224 7TH AV W
008	123630	0150	2/26/04	\$416,500	2040	0	7	1984	3	13650	N	N	11523 NE 97TH ST
008	388580	6870	9/8/03	\$542,500	2040	0	7	1900	5	5100	Y	N	116 7TH AV
008	124500	0814	7/2/03	\$360,000	2070	0	7	1960	4	7370	N	N	1833 4TH ST
008	321154	0130	6/25/04	\$368,500	2080	0	7	1982	3	8501	N	N	11429 112TH PL NE
008	375590	0040	7/14/03	\$364,000	2080	0	7	1954	4	13968	N	N	10420 NE 113TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	1035	10/7/05	\$599,000	2160	0	7	1955	4	7793	N	N	120 18TH PL
008	388580	4840	3/14/05	\$733,000	2190	0	7	1924	5	8400	Y	N	118 9TH AV
008	375610	0025	10/18/04	\$372,500	2220	0	7	1969	4	10000	N	N	10170 NE 113TH PL
008	375890	0118	2/11/05	\$432,100	2240	0	7	1967	5	9597	N	N	10223 NE 112TH ST
008	375610	0030	9/29/04	\$337,000	2250	0	7	1972	4	10000	N	N	10162 NE 113TH PL
008	388580	4550	3/18/04	\$575,000	2300	280	7	1951	4	6349	Y	N	1016 1ST ST
008	609500	0040	7/29/04	\$470,000	2370	0	7	1963	4	11186	N	N	10616 NE 109TH ST
008	124500	3224	7/25/05	\$450,000	2380	0	7	1965	3	12000	N	N	436 10TH AV
008	398270	0740	4/21/05	\$812,000	2400	1040	7	2004	3	7680	N	N	11124 NE 97TH ST
008	124500	3770	9/1/05	\$850,000	2410	960	7	1921	5	6000	N	N	127 10TH AV
008	430820	0090	10/11/05	\$680,000	2460	0	7	1938	5	10560	N	N	605 18TH AV W
008	376440	0220	7/15/04	\$440,000	2510	0	7	1988	4	17000	N	N	11108 NE 104TH WY
008	144300	0030	4/1/05	\$385,000	2580	0	7	1960	3	14412	N	N	11251 110TH AV NE
008	124500	0900	11/30/05	\$622,495	1080	460	8	1977	5	7507	N	N	1819 3RD ST
008	259102	0280	12/9/04	\$346,950	1110	310	8	1987	3	6075	N	N	11849 NE 105TH LN
008	123940	0575	4/8/03	\$447,000	1120	1080	8	1988	3	13527	Y	N	7630 115TH PL NE
008	259102	0030	7/28/03	\$317,000	1140	330	8	1987	3	5491	N	N	10627 117TH PL NE
008	259102	0140	1/2/03	\$268,000	1150	310	8	1988	3	4961	N	N	10640 118TH PL NE
008	389210	0055	11/1/05	\$799,500	1160	0	8	2002	3	8000	N	N	742 2ND ST S
008	375950	0037	10/27/04	\$360,000	1200	700	8	1984	3	10758	N	N	10903 106TH AV NE
008	388580	4520	2/19/04	\$600,000	1200	140	8	1958	3	6758	Y	N	1112 1ST ST
008	388580	4520	8/5/03	\$480,000	1200	140	8	1958	3	6758	Y	N	1112 1ST ST
008	155460	0080	6/8/04	\$394,000	1220	380	8	1988	3	8566	N	N	11329 117TH PL NE
008	123510	0271	10/2/03	\$374,950	1240	0	8	1936	5	8532	N	N	1222 KIRKLAND AV
008	390231	0110	10/6/03	\$390,000	1250	940	8	1980	3	8050	N	N	11629 NE 100TH PL
008	123630	0005	5/6/03	\$475,000	1260	280	8	1928	5	12400	Y	N	9739 112TH AV NE
008	124500	0850	4/15/03	\$530,000	1270	1010	8	1969	5	9500	Y	N	1824 2ND ST
008	124500	2030	6/4/04	\$522,000	1270	1000	8	1983	3	12531	N	N	1454 4TH ST
008	390230	0130	6/24/05	\$389,000	1270	500	8	1980	3	10800	N	N	11819 NE 103RD PL
008	184265	0250	3/17/03	\$375,000	1280	930	8	1977	3	22000	N	N	504 19TH PL
008	388580	1405	10/4/04	\$700,000	1280	1280	8	1951	3	7200	Y	N	430 8TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	2005	1/8/04	\$750,000	1290	1020	8	1992	3	7200	Y	N	322 10TH AV W
008	375401	0010	7/18/05	\$550,500	1320	930	8	1979	4	7125	N	N	207 19TH PL
008	148930	0125	6/28/04	\$538,000	1340	1190	8	1961	4	6000	Y	N	1113 2ND ST
008	124500	0501	4/29/05	\$450,950	1360	350	8	1989	3	9159	N	N	1935 5TH ST
008	390230	0100	1/27/04	\$335,000	1360	440	8	1980	3	8475	N	N	11725 NE 102ND PL
008	388580	7895	5/14/03	\$607,000	1370	650	8	1986	3	5500	N	N	229 7TH AV
008	388580	7900	7/19/05	\$660,000	1370	800	8	1986	4	5500	N	N	225 7TH AV
008	390231	0060	5/7/04	\$369,950	1370	530	8	1980	3	7700	N	N	10022 117TH PL NE
008	184265	0180	6/10/04	\$416,280	1380	480	8	1977	3	6175	N	N	555 19TH PL
008	681630	0070	9/27/05	\$380,000	1380	820	8	1987	3	2442	N	N	11425 NE 115TH CT
008	681630	0080	11/9/04	\$340,000	1380	820	8	1987	3	2462	N	N	11427 NE 115TH CT
008	681630	0280	5/14/04	\$282,000	1380	820	8	1987	3	2462	N	N	11515 NE 115TH CT
008	124500	0215	9/7/04	\$550,000	1390	580	8	1986	3	12600	N	N	1929 2ND ST
008	124550	0526	10/21/05	\$1,000,000	1400	0	8	1953	5	17000	N	N	1953 9TH ST W
008	155460	0060	2/20/03	\$312,300	1400	620	8	1988	3	8503	N	N	11318 117TH PL NE
008	388580	1270	10/26/05	\$985,000	1410	1170	8	1968	5	7200	Y	N	314 8TH AV W
008	390230	0440	9/24/04	\$435,000	1420	490	8	1980	4	9009	N	N	11607 NE 103RD PL
008	390230	0480	2/13/04	\$415,000	1420	830	8	1979	3	8030	N	N	10231 117TH PL NE
008	390231	0120	1/20/03	\$415,000	1420	1050	8	1980	3	7100	N	N	11628 NE 100TH PL
008	390231	0250	5/19/03	\$365,000	1420	1050	8	1980	3	7125	N	N	11632 NE 101ST PL
008	080200	0020	12/15/05	\$550,000	1430	1380	8	1962	3	10000	N	N	11211 115TH PL NE
008	390230	0080	12/7/04	\$380,000	1440	800	8	1982	3	8658	N	N	10210 117TH PL NE
008	390230	0140	12/29/05	\$435,000	1440	490	8	1980	3	10800	N	N	10217 119TH AV NE
008	390231	0240	5/26/05	\$462,000	1450	650	8	1980	3	8000	N	N	11626 NE 101ST PL
008	390231	0240	7/15/03	\$357,000	1450	650	8	1980	3	8000	N	N	11626 NE 101ST PL
008	147270	0230	7/18/05	\$497,500	1460	750	8	1987	3	8858	N	N	10530 115TH PL NE
008	388580	4960	5/4/05	\$755,000	1460	0	8	2001	3	7200	N	N	230 9TH AV
008	388580	4960	3/10/03	\$529,000	1460	0	8	2001	3	7200	N	N	230 9TH AV
008	388580	0665	4/28/05	\$1,000,000	1470	1310	8	1968	5	4786	Y	N	500 WAVERLY WY
008	390230	0500	8/5/04	\$375,000	1470	880	8	1980	3	8500	N	N	11628 NE 102ND PL
008	124500	1938	10/1/04	\$440,000	1480	860	8	1978	4	10310	N	N	1522 5TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	681630	0050	4/29/03	\$244,000	1480	0	8	1987	3	1848	N	N	11419 NE 115TH CT
008	681630	0200	8/21/03	\$241,045	1480	0	8	1988	3	1848	N	N	11406 115TH LN NE
008	681630	0230	12/20/04	\$329,990	1480	0	8	1987	3	1848	N	N	11414 115TH LN NE
008	681630	0260	4/13/05	\$359,000	1480	0	8	1987	3	1848	N	N	11518 NE 114TH CT
008	376450	0290	3/6/03	\$399,000	1500	0	8	1995	3	8524	Y	N	10518 111TH AV NE
008	376450	0300	5/27/03	\$395,000	1500	0	8	1995	3	12848	Y	N	10526 111TH AV NE
008	259102	0170	11/23/04	\$343,000	1520	0	8	1988	3	5167	N	N	10610 118TH PL NE
008	259102	0160	12/29/04	\$354,000	1540	0	8	1988	3	4677	N	N	10622 118TH PL NE
008	259102	0560	5/6/04	\$355,000	1550	0	8	1987	3	5511	N	N	11717 NE 106TH LN
008	681630	0060	4/27/05	\$338,000	1550	0	8	1987	3	2657	N	N	11417 NE 115TH CT
008	681630	0130	11/18/04	\$305,000	1550	0	8	1987	3	2657	N	N	11415 115TH LN NE
008	681630	0220	7/22/04	\$325,000	1550	0	8	1987	3	2657	N	N	11412 115TH LN NE
008	610880	0060	8/13/03	\$380,000	1580	0	8	1985	3	9335	N	N	1515 7TH ST
008	123630	0065	2/25/03	\$422,000	1590	0	8	1982	3	12522	N	N	9531 112TH AV NE
008	147270	0070	6/10/03	\$405,000	1600	640	8	1987	3	8815	N	N	11337 NE 104TH ST
008	375890	0306	5/5/03	\$320,000	1610	1300	8	1962	3	10751	N	N	10823 104TH AV NE
008	374000	0020	4/24/03	\$353,000	1620	0	8	1978	3	5983	N	N	1508 3RD PL
008	389010	0053	9/16/04	\$530,000	1620	750	8	1995	3	8516	N	N	404 NE 20TH ST
008	610880	0050	1/23/03	\$376,000	1620	410	8	1985	3	11235	N	N	1519 7TH ST
008	148930	0160	8/1/03	\$570,000	1650	100	8	1990	3	6000	N	N	137 11TH AV
008	375890	0280	8/5/04	\$432,500	1650	940	8	1961	4	9426	N	N	10323 NE 110TH ST
008	259102	0060	11/26/03	\$395,000	1660	0	8	1988	3	6788	N	N	11700 NE 107TH PL
008	259102	0100	2/1/05	\$360,000	1660	0	8	1987	3	5000	N	N	11718 NE 107TH PL
008	259102	0230	4/18/05	\$355,000	1660	0	8	1988	3	6744	N	N	10514 118TH PL NE
008	259102	0510	5/31/05	\$450,000	1670	0	8	1987	3	5748	N	N	11724 NE 106TH LN
008	681630	0100	7/14/04	\$299,000	1670	0	8	1988	3	2161	N	N	11503 115TH LN NE
008	681630	0240	9/26/05	\$395,000	1670	0	8	1987	3	2227	N	N	11416 115TH LN NE
008	521200	0040	6/25/04	\$285,000	1680	0	8	1960	3	11356	N	N	11129 106TH AV NE
008	390231	0030	9/18/03	\$345,000	1690	1050	8	1980	3	9102	N	N	10110 117TH PL NE
008	123940	0350	2/11/05	\$645,000	1700	1610	8	1979	4	8500	Y	N	7821 115TH PL NE
008	390231	0270	7/18/03	\$366,930	1700	920	8	1980	3	7920	N	N	11711 NE 101ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	250550	0166	12/13/05	\$560,000	1720	0	8	1992	3	7906	N	N	621 5TH AV S
008	374000	0010	12/19/03	\$395,000	1720	0	8	1981	3	5986	N	N	1502 3RD PL
008	124500	0875	6/19/03	\$590,000	1730	600	8	2001	3	6900	N	N	1804 2ND ST
008	124500	0861	5/2/05	\$600,000	1740	570	8	1988	3	7211	N	N	226 18TH AV
008	389310	0821	5/24/04	\$358,850	1740	0	8	1994	3	8727	N	N	11626 NE 111TH ST
008	390230	0350	6/22/05	\$525,000	1740	650	8	1979	4	8858	N	N	11726 NE 102ND PL
008	390230	0350	9/1/04	\$320,000	1740	650	8	1979	4	8858	N	N	11726 NE 102ND PL
008	721650	0070	6/30/05	\$618,500	1770	0	8	1988	3	5088	N	N	933 6TH PL S
008	147270	0190	7/20/04	\$499,950	1790	0	8	1986	3	11131	N	N	10523 115TH PL NE
008	388580	1930	1/30/03	\$592,000	1820	0	8	2002	3	3600	N	N	315 11TH AV W
008	124500	2750	6/8/04	\$624,950	1830	340	8	1950	4	9000	N	N	119 13TH AV
008	327578	0030	6/10/05	\$529,900	1840	350	8	1977	4	8636	N	N	11411 NE 103RD ST
008	388580	6390	9/29/05	\$889,900	1840	920	8	1987	5	7200	Y	N	218 8TH AV
008	123570	0063	5/20/05	\$458,000	1850	0	8	1995	3	8553	N	N	10822 NE 108TH ST
008	124500	2900	8/29/05	\$772,000	1850	0	8	2005	3	7200	N	N	1020 2ND ST
008	123850	0976	1/29/03	\$439,000	1870	0	8	2002	3	10725	N	N	9608 116TH AV NE
008	856120	0020	10/13/03	\$365,000	1900	0	8	1990	3	8529	N	N	11419 NE 111TH PL
008	389310	0831	3/4/05	\$409,900	1910	0	8	1993	3	8694	N	N	11628 NE 111TH ST
008	147270	0020	11/8/04	\$469,000	1920	0	8	1987	3	14968	N	N	11404 NE 103RD ST
008	179150	0145	2/10/03	\$515,000	1950	630	8	1985	3	11480	Y	N	11301 100TH AV NE
008	259102	0430	10/22/04	\$374,950	1950	0	8	1987	3	5740	N	N	10627 118TH PL NE
008	329573	0070	9/29/05	\$624,950	1950	0	8	1995	3	6621	N	N	11505 NE 107TH PL
008	329573	0070	8/13/03	\$410,000	1950	0	8	1995	3	6621	N	N	11505 NE 107TH PL
008	388580	7270	11/16/05	\$657,000	1970	0	8	1987	3	6506	N	N	518 7TH AV
008	390231	0010	6/6/03	\$306,000	1980	0	8	1980	3	9750	N	N	10126 117TH PL NE
008	206300	0020	1/26/04	\$435,000	1990	570	8	1986	3	12150	N	N	10230 111TH AV NE
008	124710	0052	7/5/05	\$894,980	2020	1280	8	2004	3	8400	Y	N	11407 NE 90TH ST
008	375401	0040	2/18/05	\$479,000	2020	0	8	1981	3	8800	Y	N	221 19TH PL
008	721650	0100	11/1/04	\$500,000	2020	0	8	1989	3	8721	N	N	924 6TH PL S
008	721650	0190	7/7/03	\$479,950	2030	0	8	1989	3	8721	N	N	806 6TH PL S
008	124500	2277	10/12/04	\$565,000	2040	0	8	1989	3	12437	N	N	1403 4TH ST

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Area 74
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	5630	8/4/04	\$645,000	2040	0	8	2001	3	7200	N	N	631 9TH AV
008	721650	0040	6/16/03	\$430,000	2040	0	8	1988	3	4956	N	N	921 6TH PL S
008	389610	0070	9/23/03	\$805,000	2050	1120	8	1958	4	10000	Y	N	1958 10TH PL W
008	329573	0110	2/4/05	\$543,000	2070	730	8	1994	3	7172	N	N	11514 NE 107TH PL
008	123850	1174	6/28/05	\$650,000	2110	0	8	1998	3	8880	N	N	9036 116TH AV NE
008	124500	3290	2/17/05	\$631,000	2110	0	8	1975	5	7500	N	N	1217 5TH ST
008	179150	0235	2/19/03	\$399,999	2110	830	8	1977	4	8000	Y	N	11219 100TH AV NE
008	329573	0030	5/9/05	\$510,000	2110	0	8	1996	3	5482	N	N	11517 NE 107TH PL
008	111250	0060	2/12/04	\$452,500	2120	0	8	1965	5	6641	N	N	1306 5TH ST
008	250550	0033	6/3/03	\$555,000	2120	1160	8	1994	3	8281	Y	N	716 7TH ST S
008	329573	0120	10/13/04	\$525,000	2130	1080	8	1996	3	6331	N	N	11516 NE 107TH PL
008	329573	0050	10/20/04	\$428,950	2150	0	8	1995	3	8060	N	N	11509 NE 107TH PL
008	388580	4875	12/11/03	\$600,000	2150	0	8	1984	3	7200	Y	N	140 9TH AV
008	123630	0214	2/28/05	\$639,950	2160	0	8	2004	3	7982	N	N	11516 NE 95TH ST
008	123630	0220	2/23/05	\$649,950	2160	0	8	2004	3	7952	N	N	11448 NE 95TH ST
008	390230	0020	6/30/04	\$378,000	2170	0	8	1980	3	8690	N	N	11615 NE 102ND PL
008	184265	0090	7/7/03	\$387,000	2180	0	8	1977	3	9222	N	N	1920 5TH PL
008	388580	0285	7/25/05	\$1,095,000	2180	0	8	1989	3	7650	Y	N	142 WAVERLY WY
008	124500	3061	8/4/04	\$537,000	2200	100	8	1994	3	7648	N	N	1014 3RD ST
008	375890	0005	9/3/04	\$560,000	2220	0	8	1978	3	10477	Y	N	10009 NE 112TH ST
008	388580	3320	7/12/04	\$583,000	2300	0	8	1940	5	7200	N	N	610 16TH AV W
008	124500	0378	8/18/05	\$660,000	2320	0	8	1995	3	7900	N	N	317 20TH AV
008	259102	0570	11/24/03	\$375,000	2330	0	8	1987	3	6334	N	N	11705 NE 106TH LN
008	124500	2820	1/12/05	\$650,000	2360	0	8	1990	3	9000	N	N	146 12TH AV
008	390230	0110	5/23/05	\$510,000	2380	0	8	1980	3	9000	N	N	11731 NE 102ND PL
008	390230	0110	12/15/04	\$371,500	2380	0	8	1980	3	9000	N	N	11731 NE 102ND PL
008	388580	2570	3/23/05	\$720,000	2390	1310	8	2000	3	8418	Y	N	597 14TH AV W
008	124500	2120	4/21/05	\$672,000	2400	0	8	1993	3	8553	N	N	1321 5TH LN
008	148930	0030	12/22/05	\$695,000	2410	0	8	1994	3	6000	N	N	133 12TH AV
008	250550	0036	4/23/04	\$520,000	2430	0	8	1992	3	8264	Y	N	606 7TH ST S
008	259100	0030	7/16/03	\$335,000	2440	0	8	1976	3	12311	N	N	10638 116TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	123630	0215	2/28/05	\$637,000	2460	0	8	2004	3	8018	N	N	11524 NE 95TH ST
008	123630	0221	4/26/05	\$692,888	2470	0	8	2004	3	7955	N	N	11450 NE 95TH ST
008	123630	0221	3/9/05	\$678,888	2470	0	8	2004	3	7955	N	N	11450 NE 95TH ST
008	123630	0225	2/3/04	\$590,000	2502	0	8	1995	3	14200	N	N	11446 NE 95TH ST
008	398270	1485	3/28/05	\$625,000	2540	0	8	1990	3	8680	N	N	9620 110TH AV NE
008	873239	0050	8/25/05	\$575,000	2540	0	8	1998	3	11407	N	N	11628 94TH PL NE
008	873239	0050	11/4/04	\$455,000	2540	0	8	1998	3	11407	N	N	11628 94TH PL NE
008	124500	0050	10/17/03	\$756,500	2550	0	8	2000	3	9003	N	N	1918 MARKET ST
008	388580	2325	6/14/04	\$760,000	2550	0	8	1984	4	12000	Y	N	404 11TH AV W
008	124500	0435	12/23/03	\$515,000	2620	0	8	1992	3	7405	N	N	332 19TH AV
008	388580	4490	6/8/04	\$930,000	2660	1010	8	1994	4	9523	Y	N	1122 1ST ST
008	124500	1876	11/4/05	\$669,000	2690	0	8	1993	3	8254	N	N	421 16TH LN
008	375890	0186	1/28/05	\$533,500	2780	0	8	1990	3	11876	N	N	10807 101ST AV NE
008	389610	0015	4/21/03	\$920,000	2840	0	8	1993	3	7947	Y	N	1812 10TH ST W
008	388580	2785	4/29/04	\$729,950	2960	0	8	1992	3	7800	Y	N	428 13TH AV W
008	124500	1545	11/22/05	\$1,150,000	3010	0	8	2005	3	8580	N	N	1525 3RD ST
008	388580	7275	5/22/03	\$489,000	3020	0	8	1987	3	6677	N	N	524 7TH AV
008	388580	7275	4/15/03	\$451,000	3020	0	8	1987	3	6677	N	N	524 7TH AV
008	123940	0185	4/28/04	\$632,500	3500	0	8	2001	3	9938	N	N	414 10TH ST S
008	388580	2275	4/11/03	\$729,000	4080	0	8	1986	4	7200	Y	N	432 11TH AV W
008	388580	5386	1/25/05	\$710,000	1080	1080	9	2000	3	6600	N	N	924 6TH ST
008	389310	0160	8/25/05	\$670,000	1170	1680	9	2005	3	13201	N	N	10007 111TH AV NE
008	389310	0650	5/29/03	\$360,000	1430	810	9	1975	4	9240	N	N	10313 116TH AV NE
008	398270	0250	2/12/04	\$499,950	1450	1320	9	1991	3	7800	N	N	713 17TH AV
008	388580	4690	11/5/03	\$1,621,613	1550	1320	9	2003	3	13056	Y	N	911 1ST ST
008	179150	0139	10/25/04	\$689,000	1590	690	9	1995	3	7649	Y	N	11317 100TH AV NE
008	389310	0161	8/24/05	\$764,800	1650	1620	9	2005	3	10638	N	N	11001 NE 100TH PL
008	376450	0070	4/28/05	\$650,000	1670	680	9	1994	3	16780	N	N	11208 NE 106TH PL
008	376450	0090	3/28/03	\$525,000	1670	680	9	1994	3	13402	Y	N	11128 NE 106TH PL
008	376450	0100	9/10/03	\$565,500	1670	680	9	1994	3	21307	Y	N	11124 NE 106TH PL
008	389610	0130	10/18/04	\$1,030,000	1710	1170	9	2002	3	7599	Y	N	1806 10TH PL W

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	376450	0150	2/16/05	\$458,950	1750	120	9	1992	3	7009	Y	N	11203 NE 106TH PL
008	376450	0150	11/24/04	\$404,400	1750	120	9	1992	3	7009	Y	N	11203 NE 106TH PL
008	376450	0170	5/16/03	\$390,000	1760	120	9	1992	3	5289	Y	N	11207 NE 106TH PL
008	376450	0140	1/11/05	\$500,000	1800	660	9	1992	3	10072	N	N	11108 NE 106TH PL
008	376450	0210	6/15/04	\$411,000	1800	0	9	1994	3	3872	Y	N	11211 NE 106TH PL
008	376450	0240	8/25/04	\$429,950	1800	0	9	1994	3	3481	Y	N	11223 NE 106TH PL
008	376450	0250	3/28/05	\$452,450	1800	0	9	1994	3	3771	Y	N	11225 NE 106TH PL
008	376450	0230	5/5/05	\$475,000	1820	0	9	1994	3	4418	Y	N	11221 NE 106TH PL
008	376450	0230	4/23/03	\$425,000	1820	0	9	1994	3	4418	Y	N	11221 NE 106TH PL
008	389310	0159	9/1/04	\$820,000	1850	1660	9	2004	3	9292	N	N	10007 111TH AV NE
008	124500	2268	2/13/04	\$672,500	1870	750	9	1988	3	9715	N	N	1405 4TH ST
008	358480	0020	2/10/05	\$645,000	1880	0	9	1999	3	6390	N	N	1218 5TH ST
008	376450	0220	8/20/04	\$432,000	1920	0	9	1994	3	5988	Y	N	11219 NE 106TH PL
008	376450	0030	7/5/05	\$495,000	1990	0	9	1993	3	14017	N	N	11222 NE 106TH PL
008	329573	0160	7/6/04	\$538,000	2030	1100	9	1996	3	17939	N	N	11404 NE 106TH LN
008	329573	0190	10/5/04	\$660,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN
008	329573	0190	3/2/04	\$650,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN
008	124500	1645	8/17/05	\$725,000	2050	0	9	1989	3	7325	N	N	1536 3RD ST
008	124500	2840	4/17/03	\$620,500	2050	1000	9	1989	3	8102	Y	N	1204 2ND ST
008	388580	1365	11/4/03	\$867,500	2050	0	9	1985	3	7200	Y	N	435 10TH AV W
008	123630	0197	11/17/05	\$503,000	2070	360	9	1974	3	11025	N	N	11217 OBSERVATION DR
008	123630	0197	5/21/03	\$384,950	2070	360	9	1974	3	11025	N	N	11217 OBSERVATION DR
008	124550	0022	11/12/03	\$476,000	2070	0	9	2000	3	9000	N	N	2078 MARKET ST
008	124550	0025	8/21/03	\$513,500	2070	0	9	2000	3	9000	N	N	2076 MARKET ST
008	376450	0010	4/22/05	\$610,000	2080	540	9	1997	3	18158	N	N	11230 NE 106TH PL
008	123940	0880	5/10/04	\$625,000	2130	0	9	1999	3	7643	Y	N	530 ALEXANDER AV
008	388580	4015	4/29/03	\$611,000	2210	1220	9	1998	3	6304	Y	N	1413 1ST ST
008	388580	5425	7/11/03	\$620,000	2220	0	9	2002	3	7200	N	N	618 9TH AV
008	388580	7882	5/27/04	\$689,000	2220	580	9	1998	3	5500	N	N	237 7TH AV
008	124550	0690	4/15/04	\$717,000	2230	0	9	2003	3	5750	N	N	1850 9TH ST W
008	123630	0047	1/31/05	\$599,000	2250	0	9	1984	3	9370	Y	N	11121 NE 97TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	123630	0118	11/30/04	\$608,000	2250	1070	9	1997	3	14965	N	N	11408 NE 97TH ST
008	388690	2745	5/16/05	\$595,000	2350	0	9	2003	3	8400	N	N	11447 NE 92ND ST
008	124500	1105	11/17/03	\$732,000	2390	880	9	2003	3	5226	N	N	1831 1ST ST
008	375950	0047	12/13/04	\$689,950	2400	1120	9	2004	3	9323	N	N	10509 NE 110TH ST
008	124500	1822	9/22/04	\$609,000	2420	0	9	1994	3	7201	N	N	1715 5TH PL
008	124500	3063	3/29/05	\$780,000	2440	0	9	1993	3	10898	N	N	1012 3RD ST
008	123940	0068	7/8/04	\$595,000	2460	0	9	1997	3	7350	N	N	14 10TH PL S
008	123940	0068	9/22/04	\$569,900	2460	0	9	1997	3	7350	N	N	14 10TH PL S
008	388580	5896	4/5/04	\$825,000	2470	970	9	2004	3	6000	N	N	810 5TH ST
008	123940	0066	6/24/04	\$569,900	2490	0	9	1999	3	6623	N	N	30 10TH PL S
008	388580	6230	9/22/04	\$715,000	2490	0	9	2004	3	5400	N	N	314 8TH AV
008	388580	6903	7/14/04	\$730,000	2494	0	9	2003	3	5500	N	N	241 8TH AV
008	388580	6902	5/1/04	\$719,975	2500	0	9	2003	3	5500	N	N	245 8TH AV
008	123940	0062	11/2/04	\$615,000	2510	0	9	1999	3	7134	N	N	15 10TH PL S
008	124500	2895	3/3/04	\$672,500	2520	0	9	1995	3	11129	N	N	1022 2ND ST
008	388580	7875	10/30/03	\$715,000	2520	0	9	2000	3	5500	N	N	239 7TH AV
008	124500	2370	12/19/03	\$762,500	2530	0	9	2000	3	10000	Y	N	1315 3RD ST
008	124500	1836	2/27/03	\$699,000	2580	390	9	2002	3	6870	N	N	1525 5TH PL
008	123510	0340	7/8/04	\$557,000	2640	0	9	1992	3	10580	N	N	111 SLATER ST
008	124500	3360	5/25/05	\$758,800	2640	0	9	2005	3	8465	N	N	1028 5TH ST
008	124500	2380	6/4/04	\$771,000	2650	0	9	2001	3	7216	N	N	1317 3RD ST
008	124500	3280	7/23/03	\$645,000	2660	0	9	1999	3	7326	N	N	1207 5TH ST
008	123850	1094	1/26/05	\$709,980	2680	390	9	2004	3	9044	N	N	9436 116TH AV NE
008	388580	2315	9/22/04	\$1,050,000	2680	610	9	1990	3	7200	Y	N	412 11TH AV W
008	250550	0185	6/20/05	\$880,000	2710	0	9	2002	3	8594	N	N	701 7TH ST S
008	250550	0185	2/13/03	\$685,000	2710	0	9	2002	3	8594	N	N	701 7TH ST S
008	386380	0080	6/22/05	\$775,030	2710	0	9	2005	3	7528	N	N	407 20TH AV
008	388580	8165	6/20/03	\$691,000	2720	870	9	1992	3	5610	Y	N	517 1ST ST
008	124500	0395	12/1/05	\$755,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST
008	124500	0395	10/19/04	\$739,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST
008	250550	0165	10/13/04	\$759,000	2790	0	9	2004	3	7906	N	N	629 5TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	375890	0282	8/2/04	\$579,950	2790	0	9	2003	3	8560	N	N	10930 103RD AV NE
008	123940	0286	8/21/03	\$569,000	2800	0	9	1993	3	10834	Y	N	249 SLATER ST S
008	124500	1611	3/3/04	\$790,000	2800	0	9	2001	3	7800	N	N	1730 3RD ST
008	123940	0331	8/16/05	\$765,000	2820	0	9	1978	3	10300	N	N	1303 KIRKLAND AV
008	124500	1877	5/17/04	\$662,000	2830	0	9	2003	3	6906	N	N	412 15TH AV
008	124500	3615	5/20/03	\$750,000	2830	0	9	2003	3	6000	N	N	447 10TH AV
008	148930	0180	2/17/04	\$750,000	2830	0	9	1992	3	9000	N	N	135 11TH AV
008	375890	0116	6/1/05	\$950,000	2830	750	9	2002	3	17252	N	N	10227 NE 112TH ST
008	124500	0045	10/26/04	\$729,950	2860	0	9	1995	3	9003	N	N	1926 MARKET ST
008	124550	0689	4/4/03	\$599,950	2870	0	9	1987	5	8238	N	N	1832 9TH ST W
008	388580	3545	1/12/04	\$746,460	2870	0	9	1998	3	10874	N	N	707 18TH AV W
008	259100	0020	7/22/05	\$803,000	2890	1410	9	2000	3	11974	N	N	11606 NE 107TH PL
008	259100	0020	3/11/03	\$639,000	2890	1410	9	2000	3	11974	N	N	11606 NE 107TH PL
008	124500	3790	7/6/05	\$1,210,000	2900	0	9	1997	3	6000	N	N	115 10TH AV
008	124500	2725	7/10/03	\$799,950	2910	0	9	2002	3	6000	Y	N	129 13TH AV
008	332605	9250	3/26/03	\$499,950	2920	0	9	2001	3	8501	N	N	11640 NE 100TH ST
008	388580	0240	5/7/04	\$965,000	2959	0	9	1999	3	9180	Y	N	135 5TH AV W
008	124500	3193	6/10/03	\$779,000	2960	0	9	2002	3	7160	N	N	1018 4TH ST
008	085600	1005	11/26/03	\$850,000	2970	0	9	2003	3	7200	N	N	725 17TH AV W
008	124500	1287	3/19/04	\$820,000	2970	0	9	2003	3	7150	N	N	121 18TH AV
008	124550	0588	8/31/04	\$974,000	2970	0	9	2004	3	11280	N	N	726 18TH AV W
008	124500	3359	9/6/05	\$895,850	3030	0	9	2005	3	6840	N	N	1036 5TH ST
008	124500	2312	4/29/03	\$840,000	3040	0	9	2002	3	7800	N	N	1416 2ND ST
008	259100	0025	3/2/04	\$635,000	3040	0	9	1999	3	8537	N	N	11612 NE 107TH PL
008	250550	0210	12/22/03	\$809,000	3050	0	9	2001	3	8931	Y	N	622 9TH AV S
008	398270	0084	3/1/05	\$656,000	3060	0	9	1990	3	7224	N	N	740 17TH AV
008	398270	0084	4/12/03	\$517,000	3060	0	9	1990	3	7224	N	N	740 17TH AV
008	123630	0310	5/11/05	\$850,000	3080	0	9	2005	3	8925	N	N	9435 114TH AV NE
008	375890	0281	6/25/04	\$670,000	3090	0	9	2003	3	8509	N	N	10329 NE 110TH ST
008	388580	0110	9/25/03	\$1,250,000	3090	0	9	1998	3	7155	Y	N	224 WAVERLY WY
008	327579	0180	3/30/05	\$607,000	3120	0	9	1987	3	11279	N	N	11515 NE 103RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	3361	6/23/05	\$858,500	3130	0	9	2005	3	7200	N	N	1020 5TH ST
008	124500	1765	11/30/04	\$815,000	3150	0	9	2004	3	8625	N	N	419 18TH AV
008	124550	0511	3/8/05	\$825,000	3150	0	9	1995	3	7500	N	N	1825 9TH ST W
008	322605	9170	1/14/05	\$514,950	3170	0	9	2005	3	10395	N	N	11027 NE 116TH ST
008	123630	0013	12/23/03	\$673,000	3190	0	9	1990	3	8314	N	N	11107 100TH AV NE
008	124550	0652	3/1/05	\$899,000	3210	0	9	1992	3	10950	N	N	731 20TH AV W
008	332605	9113	5/3/05	\$779,950	3210	0	9	2001	3	8503	N	N	11638 NE 100TH ST
008	123510	0230	4/25/03	\$915,000	3220	1000	9	2002	3	10500	Y	N	1120 KIRKLAND AV
008	123630	0012	11/24/04	\$770,000	3220	0	9	1989	3	10172	N	N	9830 111TH AV NE
008	389310	0156	12/11/03	\$695,000	3240	0	9	2003	3	8548	N	N	11033 NE 100TH PL
008	389310	0158	5/4/04	\$699,800	3280	0	9	2003	3	8555	N	N	11019 NE 100TH PL
008	250550	0050	5/26/04	\$808,000	3300	0	9	2004	3	9938	N	N	508 7TH ST S
008	250550	0190	11/21/03	\$769,800	3340	0	9	2003	3	8594	N	N	709 7TH ST S
008	124710	0099	7/21/05	\$860,000	3350	0	9	2005	3	8085	N	N	11404 NE 88TH ST
008	389310	0157	3/19/04	\$716,970	3350	0	9	2003	3	8555	N	N	11027 NE 100TH PL
008	375950	0024	12/2/04	\$649,500	3370	0	9	2004	3	9449	N	N	10447 NE 110TH ST
008	124500	0265	4/7/05	\$865,000	3380	400	9	2000	3	7591	Y	N	208 19TH AV
008	388580	3695	8/6/03	\$888,000	3390	0	9	2002	3	8960	N	N	700 18TH AV W
008	388580	3695	1/3/03	\$837,751	3390	0	9	2002	3	8960	N	N	700 18TH AV W
008	375890	0292	3/16/05	\$717,185	3420	0	9	2005	3	12811	N	N	10828 103RD AV NE
008	250550	0186	4/8/04	\$775,000	3480	0	9	2001	3	8594	N	N	693 7TH ST S
008	388580	0815	7/16/03	\$990,000	3510	0	9	1981	5	11450	Y	N	722 4TH ST W
008	184250	0110	4/21/04	\$769,950	3570	0	9	2003	3	11218	N	N	11020 NE 104TH ST
008	184250	0080	2/11/05	\$785,000	3580	0	9	2005	3	9197	N	N	11011 NE 104TH ST
008	085600	1025	8/26/04	\$975,000	3720	0	9	2004	3	9600	N	N	733 17TH AV W
008	388580	3000	7/19/05	\$1,350,000	1380	1530	10	2001	3	6000	Y	N	554 14TH AV W
008	388580	1190	8/30/05	\$1,127,500	1640	1590	10	2000	3	7200	Y	N	331 10TH AV W
008	388580	1190	8/30/04	\$850,000	1640	1590	10	2000	3	7200	Y	N	331 10TH AV W
008	184250	0010	3/5/04	\$735,000	1680	1740	10	2001	3	9347	N	N	111TH AV NE
008	123630	0059	6/4/04	\$670,000	1770	1050	10	1987	3	8500	Y	N	9616 111TH AV NE
008	375890	0225	1/20/05	\$825,600	1780	1830	10	2003	3	16559	N	N	10914 102ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124710	0033	4/21/03	\$659,000	1850	1660	10	1994	3	7294	Y	N	11210 NE 88TH ST
008	124710	0034	5/13/04	\$645,000	2000	1870	10	1995	3	7200	Y	N	8906 112TH AV NE
008	124710	0015	11/7/05	\$735,000	2050	680	10	1996	3	8758	Y	N	11121 NE 91ST ST
008	123510	0292	9/4/03	\$760,000	2290	800	10	2001	3	7262	N	N	1126 2ND AV
008	123510	0294	9/5/03	\$649,900	2380	420	10	2001	3	6706	N	N	1214 2ND AV
008	124500	0195	6/16/03	\$810,000	2410	1410	10	1997	3	10000	N	N	1907 2ND ST
008	123510	0293	3/11/05	\$678,000	2420	730	10	2001	3	6962	N	N	1206 2ND AV
008	375890	0257	5/19/05	\$858,000	2460	1420	10	2005	3	12987	N	N	10811 102ND AV NE
008	124500	3104	7/9/03	\$716,000	2480	0	10	1991	3	8200	N	N	334 10TH AV
008	388580	8100	5/6/05	\$1,425,000	2510	1200	10	2002	3	6131	Y	N	603 1ST ST
008	388580	8365	4/14/05	\$840,000	2590	0	10	1992	3	5610	Y	N	23 5TH AV W
008	388580	1950	11/17/04	\$1,310,000	2620	0	10	2003	3	7200	Y	N	333 11TH AV W
008	388580	1985	6/22/05	\$1,120,000	2660	0	10	1997	3	7200	Y	N	334 10TH AV W
008	375890	0223	11/5/03	\$740,000	2680	930	10	2003	3	10621	N	N	10909 NE 101ST PL
008	390010	0050	10/4/04	\$820,000	2720	0	10	1999	3	5100	N	N	223 6TH AV
008	124710	0046	10/7/04	\$795,000	2730	0	10	2004	3	8583	N	N	11324 NE 88TH ST
008	124550	0635	7/13/05	\$850,000	2740	0	10	2005	3	8234	N	N	705 20TH AV W
008	124550	0195	5/15/03	\$769,000	2785	0	10	2003	3	9000	N	N	838 20TH AV W
008	123630	0299	6/1/05	\$1,007,000	2800	980	10	1991	3	12210	Y	N	11226 NE 94TH ST
008	388580	1105	10/6/04	\$925,000	2820	0	10	1998	3	8400	Y	N	238 8TH AV W
008	123510	0290	3/3/05	\$785,000	2840	990	10	2003	3	6610	N	N	1104 2ND AV
008	124500	1761	7/29/05	\$922,532	2860	0	10	2005	3	7367	N	N	427 18TH AV
008	388580	0060	4/16/04	\$1,785,000	2880	1850	10	1999	3	11000	Y	N	223 5TH AV W
008	124500	1760	5/5/05	\$898,000	2900	0	10	2005	3	7367	N	N	423 18TH AV
008	398270	1255	2/2/05	\$749,950	2900	0	10	2001	3	7200	N	N	610 14TH PL
008	085600	0985	6/20/05	\$999,000	2910	0	10	2003	3	7364	N	N	703 17TH AV W
008	085600	0985	2/25/04	\$900,000	2910	0	10	2003	3	7364	N	N	703 17TH AV W
008	124500	1758	10/3/05	\$1,125,000	2930	0	10	2005	3	7479	N	N	431 18TH AV
008	124710	0097	2/16/05	\$810,000	2930	0	10	2004	3	8328	N	N	11400 NE 88TH ST
008	124500	1764	6/6/05	\$885,000	2950	0	10	2005	3	7575	N	N	415 18TH AV
008	124500	3712	11/11/03	\$829,000	2960	0	10	2003	3	7200	N	N	243 10TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	375550	0090	3/1/05	\$745,000	2960	0	10	2004	3	9996	N	N	11314 106TH AV NE
008	388580	8375	12/8/03	\$820,000	2970	0	10	1991	3	5610	Y	N	417 1ST ST
008	388580	6565	10/13/03	\$925,000	2980	0	10	1998	4	6349	Y	N	820 1ST ST
008	124500	1747	10/12/05	\$919,560	2990	0	10	2005	3	7621	N	N	443 18TH AV
008	124550	0636	2/25/05	\$875,000	2990	0	10	2005	3	9666	N	N	711 20TH AV W
008	375590	0107	1/10/05	\$749,000	2990	0	10	2005	3	8526	N	N	11224 104TH AV NE
008	388580	6350	5/4/05	\$1,350,000	2990	940	10	2000	3	12000	N	N	209 9TH AV
008	388580	6820	2/9/05	\$1,400,000	3000	880	10	2002	3	5116	Y	N	108 7TH AV N
008	124550	0607	6/11/04	\$930,000	3010	0	10	2003	3	7200	N	N	710 18TH AV W
008	388580	3696	9/24/04	\$899,000	3010	0	10	2003	3	7200	N	N	706 18TH AV W
008	124500	2965	6/15/05	\$1,253,619	3030	770	10	2005	3	10000	N	N	1059 3RD ST
008	124500	2970	5/18/05	\$1,160,000	3030	770	10	2005	3	10000	N	N	1063 3RD ST
008	398270	1250	6/10/05	\$835,000	3040	0	10	2001	3	7200	N	N	612 14TH PL
008	398270	0232	5/7/03	\$616,000	3050	1420	10	1991	3	7276	N	N	731 17TH AV
008	375590	0102	10/23/04	\$749,500	3060	0	10	2004	3	7651	N	N	11218 104TH AV NE
008	123630	0130	3/3/04	\$749,000	3070	0	10	2003	3	7000	N	N	11419 NE 100TH ST
008	124710	0035	6/30/04	\$738,808	3070	0	10	1995	3	9143	Y	N	8926 112TH AV NE
008	388580	5815	3/30/05	\$990,000	3090	710	10	2005	3	7800	N	N	821 6TH ST
008	123630	0115	4/19/04	\$725,000	3100	0	10	1997	3	8521	Y	N	11291 NE 100TH ST
008	085600	0790	8/9/04	\$1,100,000	3120	340	10	2003	3	7200	N	N	729 16TH AV W
008	124550	0210	6/18/04	\$899,000	3160	0	10	2003	3	8075	N	N	732 20TH AV W
008	375890	0220	12/20/04	\$750,000	3160	1430	10	2003	3	17621	N	N	10815 101ST PL NE
008	123630	0358	10/1/04	\$806,000	3170	0	10	2004	3	10625	N	N	9424 114TH AV NE
008	124500	1835	9/19/03	\$805,000	3190	0	10	2003	3	6865	N	N	1521 5TH PL
008	375890	0222	2/3/04	\$820,000	3260	1290	10	2003	3	10745	N	N	10917 101ST PL NE
008	398270	0575	4/12/04	\$786,500	3270	0	10	2003	3	11850	N	N	9817 111TH AV NE
008	085600	0805	7/12/04	\$1,020,000	3280	0	10	2003	3	7200	N	N	731 16TH AV W
008	788260	0063	8/17/04	\$1,230,000	3280	1350	10	1998	3	9179	Y	N	527 KIRKLAND AV
008	184250	0070	1/10/05	\$755,000	3300	0	10	2004	3	9568	N	N	11003 NE 104TH ST
008	184250	0030	12/7/04	\$748,450	3301	0	10	2003	3	9422	N	N	11027 NE 104TH ST
008	375890	0256	12/20/04	\$759,800	3320	0	10	2004	3	12501	N	N	10819 102ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	6975	8/2/04	\$1,100,000	3320	0	10	2003	3	5500	N	N	222 7TH AV
008	124500	2305	9/1/05	\$920,000	3330	0	10	1993	3	8791	N	N	1420 2ND ST
008	124500	2360	4/16/04	\$947,000	3330	0	10	2002	3	6855	N	N	1303 3RD ST
008	085600	0980	8/2/04	\$1,050,000	3360	0	10	2004	3	7363	N	N	701 17TH AV W
008	172080	0105	3/31/03	\$960,000	3380	0	10	2002	3	7500	N	N	255 7TH AV S
008	430820	0095	12/30/05	\$1,100,000	3380	0	10	2000	3	10560	N	N	609 18TH AV W
008	388580	3921	6/18/04	\$1,160,000	3390	0	10	2000	3	7680	Y	N	110 15TH AV
008	123940	0200	3/14/05	\$862,500	3420	650	10	1999	3	10286	N	N	427 SLATER ST S
008	430820	0015	12/11/03	\$950,000	3420	0	10	1999	3	7200	N	N	617 17TH AV W
008	085600	0715	1/8/03	\$899,950	3440	0	10	2001	3	7200	Y	N	650 14TH AV W
008	388580	3675	1/12/04	\$980,000	3440	0	10	2003	3	8775	N	N	748 18TH AV W
008	124500	2958	11/18/03	\$995,000	3450	660	10	2003	3	10000	N	N	1045 3RD ST
008	124500	2960	11/7/03	\$990,000	3450	660	10	2003	3	10000	N	N	1055 3RD ST
008	085600	0815	9/27/05	\$1,325,000	3470	0	10	2003	3	8400	N	N	735 16TH AV W
008	085600	0815	12/15/03	\$1,149,950	3470	0	10	2003	3	8400	N	N	735 16TH AV W
008	388580	3676	8/25/04	\$999,000	3490	0	10	2004	3	8320	N	N	744 18TH AV W
008	388580	3575	6/8/05	\$1,300,000	3510	0	10	2005	3	7645	N	N	713 18TH AV W
008	388580	3185	10/6/04	\$1,480,000	3520	0	10	2004	3	7200	N	N	620 14TH AV W
008	388580	3560	12/13/05	\$1,300,000	3540	0	10	2005	3	7665	N	N	709 18TH AV W
008	124710	0030	12/17/03	\$649,000	3650	0	10	1994	3	11340	Y	N	11218 NE 88TH ST
008	124500	1297	3/24/04	\$809,950	3660	0	10	2004	3	7057	N	N	1643 2ND ST
008	388580	5010	10/1/04	\$1,025,000	3690	0	10	2004	3	8400	N	N	314 9TH AV
008	123630	0278	7/23/04	\$959,000	3720	0	10	2004	3	11799	N	N	9528 112TH AV NE
008	184250	0040	7/7/04	\$750,000	3760	0	10	2003	3	9958	N	N	11019 NE 104TH ST
008	388580	1755	1/13/04	\$1,400,000	3760	1430	10	2004	3	7200	Y	N	421 11TH AV W
008	388580	3044	3/10/05	\$1,855,000	3790	2020	10	2004	3	7440	Y	N	524 14TH AV W
008	375890	0224	3/8/04	\$815,000	3820	0	10	2003	3	12268	N	N	10825 102ND AV NE
008	250550	0035	3/14/05	\$954,000	3830	0	10	2005	3	8673	N	N	612 7TH AVE S
008	388580	2370	6/28/04	\$1,350,000	3940	0	10	2004	3	8400	N	N	523 13TH AV W
008	375890	0033	8/10/04	\$1,100,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE
008	375890	0033	6/24/03	\$1,000,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	375890	0221	3/2/04	\$807,000	4100	0	10	2003	3	11041	N	N	10931 101ST PL NE
008	124550	0826	3/7/05	\$1,395,000	4290	0	10	2005	3	13000	N	N	1704 8TH ST W
008	123630	0289	3/25/05	\$1,670,000	4630	0	10	2005	3	12031	Y	N	9510 112TH AV NE
008	124710	0003	6/9/05	\$1,235,000	1920	1610	11	2004	3	9221	Y	N	9209 112TH AV NE
008	398270	3250	2/7/03	\$745,000	2170	580	11	1991	3	9238	Y	N	9424 110TH PL NE
008	388690	3719	3/24/05	\$1,325,000	2270	1460	11	2004	3	8093	Y	N	9213 112TH AV NE
008	124710	0004	6/9/05	\$1,400,000	2300	1630	11	2004	3	8589	Y	N	11115 NE 92ND LN
008	398270	3225	10/16/03	\$590,000	2360	590	11	1993	3	8503	N	N	9425 110TH PL NE
008	123940	0607	4/9/04	\$1,195,000	2490	1500	11	2003	3	8790	Y	N	7619 115TH PL NE
008	388690	3720	11/1/05	\$1,400,000	2570	1640	11	2004	3	9588	Y	N	9217 112TH AV NE
008	148930	0040	10/26/05	\$1,399,950	2890	720	11	2005	3	6000	Y	N	129 12TH AV
008	388580	0655	6/7/05	\$2,720,000	3010	300	11	1997	3	9778	Y	N	521 4TH ST W
008	388580	2385	7/14/05	\$1,449,950	3270	0	11	2004	3	7200	N	N	541 13TH AV W
008	388580	0585	8/18/05	\$1,600,000	3400	350	11	1999	3	5725	Y	N	327 7TH AV W
008	388580	3615	11/15/05	\$1,500,000	3420	1540	11	2005	3	8960	N	N	1701 8TH ST W
008	389610	0050	11/12/03	\$1,400,000	3600	1100	11	2003	3	7300	Y	N	1824 10TH ST W
008	414930	0020	5/4/05	\$1,200,000	3630	0	11	2000	3	6357	Y	N	931 2ND ST
008	389610	0030	6/2/04	\$1,590,500	3820	1020	11	2003	3	8300	Y	N	1820 10TH ST W
008	085600	0635	2/17/04	\$1,525,000	3910	790	11	2002	3	10800	Y	N	614 13TH AV W
008	124550	0816	6/2/03	\$885,000	3950	0	11	2000	3	8600	N	N	1620 8TH ST W
008	388580	0940	6/1/04	\$1,750,000	4150	0	11	2004	3	11450	N	N	236 7TH AV W
008	123940	0604	12/17/04	\$1,415,000	4260	0	11	2004	3	8935	Y	N	7629 115TH AV NE
008	124550	0815	6/10/05	\$1,500,000	4290	0	11	2005	3	10000	N	N	1610 8TH ST W
008	123940	0608	5/3/04	\$1,315,000	4470	0	11	2003	3	8825	Y	N	7615 115TH PL NE
008	388580	3090	7/6/04	\$1,250,000	4820	0	11	2000	3	10800	N	N	611 16TH AV W
008	388580	6955	7/8/05	\$1,450,000	3440	450	12	2004	3	5500	N	N	708 2ND ST
008	388580	0575	4/1/05	\$2,000,000	3820	0	12	1999	3	8587	Y	N	325 7TH AV W
008	085600	0855	1/11/05	\$2,070,000	4303	1925	12	2000	3	11125	Y	N	724 14TH AV W
008	085600	0855	4/27/04	\$1,950,000	4303	1925	12	2000	3	11125	Y	N	724 14TH AV W

Improved Sales Removed from this Annual Update Analysis

Area 74

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9171	12/17/03	\$449,950	UnFinArea
002	082505	9266	7/26/04	\$607,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	082505	9308	4/24/03	\$340,000	DORRatio
002	123400	0691	1/29/03	\$41,000	NO MARKET EXPOSURE DORRatio
002	172505	9175	5/18/04	\$515,000	ImpCount
002	172505	9219	6/10/05	\$148,922	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	172505	9273	8/11/05	\$2,140,000	RELOCATION - SALE TO SERVICE;
002	172505	9287	10/9/03	\$60,000	PARTIAL INTEREST ; RELATED PARTY, DORRatio
002	172505	9311	10/24/05	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	206240	0005	12/20/04	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	206240	0011	10/1/03	\$313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	206240	0055	1/6/03	\$97,237	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	246540	0205	11/16/04	\$685,000	Multi-unit building
002	264950	0155	5/3/04	\$148,577	PARTIAL INTEREST; AND OTHER WARNINGS DORRatio
002	264950	0190	12/1/03	\$459,000	DORRatio
002	268070	0150	2/22/05	\$436,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	304170	0020	8/12/05	\$397,500	QUIT CLAIM DEED
002	304170	0035	6/29/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	330076	0530	8/15/03	\$409,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	410050	0025	6/14/04	\$441,500	DORRatio
002	410101	0010	5/12/05	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	410101	0060	4/4/03	\$133,150	DORRatio
002	410101	0270	8/9/04	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	410140	0010	1/30/04	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	410141	0180	7/25/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415180	0230	3/4/03	\$309,950	DORRatio
002	415180	0235	7/25/03	\$320,000	1031 TRADE
002	415180	0305	12/20/04	\$315,000	DORRatio
002	415180	0305	11/1/05	\$1,204,350	% COMPLETE
002	415180	0365	5/19/03	\$325,000	ImpCount
002	415180	0520	1/28/04	\$320,000	QUEST PER APPRAISAL; RELOCATION - SALE TO SERVICE
002	415180	0530	7/18/03	\$372,600	DORRatio
002	415180	0530	6/30/03	\$305,000	DORRatio
002	667890	0110	11/11/03	\$342,000	DORRatio
002	721590	0020	10/18/04	\$385,000	DORRatio
002	721590	0025	3/17/05	\$550,000	Multi-unit building
002	755521	0290	4/2/04	\$133,728	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS DORRatio
002	788260	0303	11/14/03	\$600,000	DORRatio
002	788260	0345	8/1/05	\$895,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	792325	0010	6/7/04	\$970,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	792325	0050	5/19/04	\$940,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	934890	0355	10/20/04	\$441,048	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	934890	0370	5/20/04	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	934890	0470	5/26/05	\$350,000	DORRatio
002	941360	0160	3/15/04	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	941360	0360	4/25/05	\$266,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	941360	0590	7/30/04	\$525,000	RELOCATION - SALE TO SERVICE
002	941390	0068	5/5/03	\$320,000	DORRatio
002	941390	0072	5/10/04	\$950,000	Obsol
002	954420	0091	11/5/03	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	954420	0105	8/29/03	\$375,000	DIAGNOSTIC OUTLIER
002	980859	0060	4/20/05	\$652,000	RELOCATION - SALE TO SERVICE
002	980859	0090	2/6/04	\$487,500	QUESTIONABLE PER APPRAISAL
002	980859	0290	12/20/04	\$705,000	NON-REPRESENTATIVE SALE
002	980863	0170	9/21/05	\$588,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	012000	0014	2/14/05	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	012000	0240	11/8/04	\$363,000	PrevImp<=25K
008	012000	0240	7/22/03	\$193,000	PrevImp<=25K
008	012000	0267	8/9/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	080200	0100	2/25/04	\$299,000	PARTIAL INTEREST
008	085600	0610	6/11/03	\$499,000	DORRatio
008	085600	1025	10/29/03	\$379,950	DORRatio
008	085600	1170	9/19/05	\$690,000	Multi-unit building
008	085600	1390	11/11/03	\$459,000	DORRatio
008	123510	0239	8/5/03	\$550,000	UnFinArea
008	123510	0360	10/13/05	\$315,000	PrevImp<=25K
008	123510	0360	4/28/05	\$280,330	PrevImp<=25K
008	123510	0371	6/10/05	\$481,000	Multi-unit building
008	123570	0045	3/4/04	\$313,500	%Compl
008	123630	0103	8/17/05	\$874,500	Multi-unit building
008	123630	0118	5/10/05	\$82,500	DORRatio
008	123630	0118	7/2/04	\$600,000	RELOCATION - SALE TO SERVICE;
008	123630	0136	12/12/03	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	123630	0255	5/7/03	\$429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	123630	0298	6/5/03	\$160,000	NO MARKET EXPOSURE DORRatio
008	123630	0381	4/7/05	\$350,000	UnFinArea
008	123940	0060	9/29/03	\$1,475,000	DIAGNOSTIC OUTLIER
008	123940	0330	6/24/04	\$245,000	DIAGNOSTIC OUTLIER
008	123940	0331	10/5/04	\$525,000	IMP CHARCTERISTICS CHANGED SINCE SALE
008	123940	0361	7/29/04	\$615,000	Obsol DORRatio
008	123940	0701	8/4/05	\$639,368	QUIT CLAIM DEED ActivePermitBeforeSale>25K
008	123940	0701	9/16/04	\$610,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	123940	0870	3/10/03	\$205,000	PrevImp<=25K
008	124500	0870	6/17/03	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	0967	1/9/03	\$296,390	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124500	1295	7/24/03	\$404,000	SEGREGATION AND/OR MERGER;
008	124500	1297	6/19/03	\$250,000	DORRatio
008	124500	1490	4/27/04	\$699,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124500	1545	7/12/04	\$360,000	DORRatio
008	124500	1625	5/24/05	\$450,000	ImpCount Obsol
008	124500	1759	7/1/05	\$540,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124500	1760	4/7/04	\$1,380,000	SEG/MERGE AFTER SALE

Improved Sales Removed from this Annual Update Analysis

Area 74

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	124500	1760	3/30/04	\$1,200,000	SEG/MERGE AFTER SALE
008	124500	1831	5/19/05	\$612,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2220	2/13/03	\$583,048	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2230	1/30/04	\$630,000	%Compl
008	124500	2320	6/2/05	\$725,000	DIAGNOSTIC OUTLIER
008	124500	2350	11/4/05	\$1,100,000	ImpCount
008	124500	2565	10/25/05	\$600,000	Multi-unit building
008	124500	2765	5/20/04	\$789,000	PrevImp<=25K
008	124500	2900	4/1/05	\$574,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2950	6/27/04	\$450,950	RELOCATION - SALE TO SERVICE
008	124500	3645	3/25/03	\$285,000	DORRatio
008	124550	0050	9/8/05	\$489,000	PrevImp<=25K
008	124550	0230	7/7/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124550	0627	5/16/05	\$226,269	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
008	124550	0675	9/12/05	\$1,140,000	DIAGNOSTIC OUTLIER
008	124550	0795	4/14/03	\$545,000	DORRatio
008	124550	0815	3/2/04	\$433,400	DORRatio
008	124710	0009	10/23/03	\$275,000	DORRatio
008	124710	0010	11/12/04	\$250,000	EXEMPT FROM EXCISE TAX DORRatio
008	124710	0099	11/19/04	\$325,000	DORRatio
008	172080	0115	8/2/05	\$675,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	184250	0020	10/26/05	\$811,500	%Compl ActivePermitBeforeSale>25K
008	184265	0080	10/15/04	\$465,000	Obsol
008	184265	0080	5/30/03	\$446,000	Obsol
008	227360	0340	1/27/04	\$125,000	PARTIAL INTEREST; AND OTHER WARNINGS DORRatio
008	227360	0500	5/6/04	\$349,900	Obsol UnFinArea
008	250550	0015	9/30/04	\$400,000	Obsol
008	250550	0050	6/26/03	\$260,000	DORRatio
008	250550	0060	9/13/05	\$754,000	PrevImp<=25K
008	250550	0080	1/20/04	\$363,000	PrevImp<=25K
008	250550	0165	10/9/03	\$302,450	DORRatio
008	259102	0520	9/2/04	\$410,000	1031 TRADE
008	322605	9026	12/28/04	\$598,000	PARTIAL INTEREST (103, 102, Etc.)
008	322605	9075	10/21/05	\$144,500	DORRatio
008	322605	9077	9/26/05	\$475,000	%Compl
008	322605	9082	4/13/04	\$311,000	DIAGNOSTIC OUTLIER
008	322605	9103	6/7/04	\$47,260	RELATED PARTY, ; AND OTHER WARNINGS DORRatio
008	322605	9159	9/27/05	\$867,550	%Compl
008	322605	9159	4/27/04	\$200,000	ESTATE ADMIN; NO MARKET EXPOSURE %Compl DORRatio
008	322605	9170	5/15/04	\$170,000	BUILDER OR DEVELOPER SALES DORRatio
008	322605	9173	11/10/05	\$850,000	%Compl
008	332605	9133	9/4/03	\$195,000	QUESTIONABLE PER APPRAISAL
008	332605	9185	9/6/05	\$533,000	ImpCount
008	358480	0010	6/24/05	\$444,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	358480	0100	7/5/05	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	369910	0090	6/13/05	\$630,000	SEG/MERGE AFTER SALE

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	369910	0100	4/26/04	\$139,811	RELATED PARTY; AND OTHER WARNINGS DORRatio
008	375400	0070	6/15/04	\$32,000	QUESTIONABLE PER APPRAISAL DORRatio
008	375401	0090	9/27/04	\$195,000	NO MARKET EXPOSURE; LEASE OR LEASE-HOLD DORRatio
008	375550	0090	11/13/03	\$308,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
008	375590	0102	12/18/03	\$150,000	DORRatio
008	375610	0230	9/22/03	\$200,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
008	375890	0112	12/8/03	\$422,000	DIAGNOSTIC OUTLIER
008	375890	0120	12/14/05	\$96,000	DORRatio
008	375890	0283	2/18/05	\$607,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
008	376450	0170	3/12/03	\$364,550	EXEMPT FROM EXCISE TAX
008	386380	0010	6/9/05	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	386380	0081	10/12/05	\$799,900	%Compl ActivePermitBeforeSale>25K
008	386380	0100	12/23/04	\$439,000	IMP CHAR CHANGED AFTER SALE
008	388580	0230	4/27/04	\$544,500	Multi-unit building
008	388580	0255	3/24/03	\$1,150,000	ImpCount
008	388580	0300	5/20/03	\$925,000	% COMPLETE
008	388580	0530	10/19/04	\$800,000	PrevImp<=25K
008	388580	0595	12/7/04	\$1,368,000	PrevImp<=25K
008	388580	0675	10/23/03	\$530,000	Obsol PrevImp<=25K
008	388580	0705	11/22/05	\$1,100,000	Obsol PrevImp<=25K
008	388580	0840	3/10/04	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	1170	4/30/03	\$87,950	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	388580	1270	10/24/05	\$985,000	RELOCATION - SALE TO SERVICE
008	388580	1315	6/3/03	\$236,575	QUIT CLAIM DEED DORRatio
008	388580	1450	9/22/04	\$478,633	PrevImp<=25K
008	388580	1610	7/19/04	\$750,000	DORRatio
008	388580	1755	6/17/03	\$410,000	DORRatio
008	388580	1775	12/19/05	\$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	388580	1845	5/5/05	\$300,000	DORRatio
008	388580	1995	10/23/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	388580	2055	4/26/05	\$750,000	CHANGE OF USE
008	388580	2265	10/6/03	\$510,000	DORRatio
008	388580	2385	9/24/03	\$410,000	DORRatio
008	388580	2900	12/8/05	\$99,278	PARTIAL INTEREST; AND OTHER WARNINGS DORRatio
008	388580	3185	3/20/03	\$435,000	DORRatio
008	388580	3455	3/26/04	\$181,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	388580	3560	10/22/04	\$500,000	DORRatio
008	388580	3590	1/13/03	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	3676	9/11/03	\$358,000	DORRatio
008	388580	4400	1/11/05	\$244,786	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	388580	4590	2/2/04	\$501,000	DORRatio
008	388580	4810	11/29/04	\$635,000	%Compl
008	388580	4865	8/23/05	\$750,000	ImpCount
008	388580	4865	4/7/04	\$500,000	ImpCount
008	388580	4895	6/5/03	\$370,000	%Compl
008	388580	5100	8/26/03	\$351,000	ImpCount %Compl

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	5385	1/31/05	\$350,000	RELOCATION - SALE TO SERVICE;
008	388580	5386	12/11/03	\$245,000	QUIT CLAIM DEED DORRatio
008	388580	5896	5/29/03	\$255,000	DORRatio
008	388580	5975	8/9/05	\$918,000	ImpCount
008	388580	6240	7/8/04	\$440,000	BUILDER OR DEVELOPER SALES
008	388580	6340	7/22/05	\$925,000	ImpCount
008	388580	6340	5/23/03	\$572,000	ImpCount
008	388580	6390	5/16/03	\$514,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	6655	4/28/03	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR Prevlmp<=25K
008	388580	6955	8/22/03	\$245,000	DORRatio
008	388580	7045	6/23/05	\$359,200	Prevlmp<=25K
008	388580	7225	8/25/03	\$575,000	NO MARKET EXPOSURE
008	388580	7925	8/4/03	\$815,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	7925	1/13/03	\$770,752	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388690	2585	2/6/04	\$260,000	MULTI-PARCEL SALE
008	388690	3670	5/5/04	\$412,000	Multi-unit building
008	388690	4055	5/17/04	\$380,000	QUESTIONABLE PER SALES IDENTIFICATION
008	389210	0130	8/24/04	\$1,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	389610	0080	10/11/05	\$1,000,000	Prevlmp<=25K
008	390230	0120	6/21/03	\$42,200	PARTIAL INTEREST; RELATED PARTY, FRIEND, DORRatio
008	390230	0480	2/4/04	\$415,000	RELOCATION - SALE TO SERVICE
008	390231	0120	8/6/03	\$160,316	RELATED PARTY, FRIEND; AND OTHER WARNINGS DORRatio
008	390231	0170	7/10/03	\$133,009	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	398270	0232	5/7/03	\$616,000	RELOCATION - SALE TO SERVICE;
008	398270	0740	3/2/04	\$371,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	398270	1475	12/19/03	\$85,075	QUIT CLAIM DEED DORRatio
008	398270	3015	4/27/05	\$750,000	ImpCount
008	430820	0180	7/16/04	\$350,000	ESTATE ADMINISTRATOR; RELATED PARTY, FRIEND, OR NEIGHBOR
008	610880	0050	6/28/04	\$428,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	664200	0090	2/2/05	\$326,000	EXEMPT FROM EXCISE TAX
008	664200	0290	1/26/04	\$115,274	PARTIAL INTEREST ; AND OTHER WARNINGS DORRatio
008	664200	0300	7/14/03	\$339,950	UnFinArea
008	809960	0100	6/24/05	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	935490	0180	4/18/05	\$726,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 74

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	123400	0726	12/16/04	\$650,000	7876	Y	N
2	123400	0728	6/6/05	\$590,000	10769	Y	N
2	169240	0005	7/18/05	\$455,000	9000	N	N
2	169240	0010	5/26/05	\$720,000	8523	N	N
2	169290	0090	2/10/05	\$507,500	13450	N	N
2	169290	0095	3/1/05	\$499,900	10046	N	N
2	172505	9162	6/7/05	\$360,000	8100	N	N
2	172505	9317	2/21/03	\$259,000	8778	N	N
2	172505	9321	4/20/05	\$2,900,000	47340	Y	N
2	264950	0185	4/11/05	\$600,000	8925	Y	N
2	264950	0240	12/14/04	\$770,000	5750	Y	N
2	410050	0005	4/21/05	\$525,000	9360	Y	N
2	415180	0145	10/21/04	\$450,000	6350	Y	N
2	415180	0225	7/28/03	\$299,990	6385	N	N
2	415180	0270	7/19/05	\$450,000	6245	N	N
2	415180	0465	1/25/05	\$425,000	5982	N	N
2	415180	0575	8/7/03	\$313,000	6209	N	N
2	788260	0290	5/18/05	\$875,000	18536	Y	N
2	788260	0304	3/11/04	\$575,000	14495	Y	N
2	788260	0304	11/14/03	\$400,000	14495	Y	N
2	788260	0326	2/1/05	\$407,500	10838	Y	N
2	788260	0326	3/14/03	\$320,000	10838	Y	N
2	788260	0335	12/20/04	\$305,000	15922	Y	N
2	936670	0040	5/5/05	\$430,000	7500	N	N
2	941390	0066	8/12/03	\$335,000	12073	Y	N
2	941390	0066	2/21/03	\$300,000	12073	Y	N
2	954420	0092	9/2/03	\$950,000	26338	Y	N
2	954420	0231	12/14/04	\$350,000	18750	N	N
2	954420	0260	9/28/04	\$890,000	12353	Y	N
2	954420	0275	5/3/05	\$606,000	11189	Y	N
2	954420	0454	5/26/05	\$390,000	5985	N	N
8	085600	0660	9/9/04	\$575,000	8400	N	N
8	085600	0820	7/7/04	\$781,000	8400	N	N
8	123510	0260	5/27/03	\$310,000	5208	N	N
8	123510	0260	3/7/05	\$310,000	5208	N	N
8	123510	0361	4/28/05	\$280,330	8780	N	N
8	123570	0051	5/23/05	\$295,000	8635	N	N
8	123630	0289	4/9/04	\$310,000	12031	Y	N
8	123630	0310	6/26/03	\$274,500	8925	N	N
8	123630	0358	6/18/03	\$254,950	10625	N	N
8	123850	1094	3/18/04	\$210,000	9044	N	N
8	123940	0300	12/14/05	\$386,000	17370	Y	N
8	124500	0269	6/6/05	\$440,000	9426	Y	N
8	124500	0269	12/4/03	\$295,000	9426	Y	N
8	124500	0587	4/12/05	\$430,000	9600	N	N
8	124500	0587	9/2/03	\$285,000	9600	N	N
8	124500	1287	4/7/03	\$350,000	7150	N	N

Vacant Sales Used in this Annual Update Analysis
Area 74

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	124500	1877	2/10/03	\$220,000	6906	N	N
8	124500	1981	11/21/05	\$393,000	17537	N	N
8	124500	2362	11/4/04	\$385,000	10200	N	N
8	124500	2375	2/11/05	\$402,000	10187	N	N
8	124500	2390	2/23/05	\$525,000	8005	N	N
8	124500	2676	3/24/05	\$620,000	10800	N	N
8	124500	2970	3/17/04	\$630,000	10000	N	N
8	124500	3266	6/7/05	\$425,000	8753	N	N
8	124500	3330	12/21/04	\$660,000	16875	N	N
8	124500	3360	8/27/04	\$550,000	8465	N	N
8	124550	0020	5/13/05	\$350,000	9000	N	N
8	124550	0270	5/24/05	\$535,000	14000	N	N
8	124550	0580	7/19/05	\$550,000	10270	N	N
8	124550	0588	1/13/04	\$365,000	11280	N	N
8	124550	0636	5/28/04	\$620,000	9666	N	N
8	124550	0651	2/15/05	\$515,000	11200	N	N
8	124710	0010	10/30/03	\$250,000	16112	Y	N
8	124710	0046	2/2/04	\$287,500	8583	N	N
8	124710	0097	2/4/04	\$287,500	8328	N	N
8	148930	0040	10/13/04	\$395,000	6000	Y	N
8	148930	0110	3/16/05	\$707,500	9000	N	N
8	172080	0350	8/23/04	\$860,000	9000	Y	N
8	174170	0020	8/27/03	\$300,000	7701	N	N
8	250550	0041	1/25/05	\$360,000	8281	N	N
8	322605	9050	10/19/04	\$240,000	15510	N	N
8	322605	9053	11/19/04	\$400,000	8647	N	N
8	322605	9072	4/27/04	\$320,000	10896	N	N
8	322605	9174	9/14/05	\$245,000	8446	N	N
8	332605	9090	6/22/04	\$480,000	50529	N	N
8	375550	0090	2/6/04	\$350,000	9996	N	N
8	375590	0107	4/22/04	\$220,000	8526	N	N
8	375890	0113	11/1/03	\$385,000	8626	N	N
8	375890	0115	7/31/03	\$385,000	10065	N	N
8	375890	0259	6/15/04	\$630,000	8391	N	N
8	375890	0283	9/9/03	\$210,000	9825	N	N
8	375890	0290	3/2/05	\$200,000	20971	N	N
8	375890	0291	3/14/05	\$205,000	15319	N	N
8	375890	0292	9/30/03	\$210,000	12811	N	N
8	375950	0046	7/1/04	\$190,000	10183	N	N
8	386380	0080	3/29/04	\$430,000	7528	N	N
8	388580	0245	4/2/04	\$725,000	6120	Y	N
8	388580	0275	6/28/05	\$875,000	5100	Y	N
8	388580	0525	11/24/04	\$625,000	7432	Y	N
8	388580	0825	8/29/05	\$775,000	5725	Y	N
8	388580	2395	8/10/05	\$600,000	7200	N	N
8	388580	2600	12/17/04	\$500,000	10800	N	N
8	388580	3044	2/13/03	\$450,000	7440	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 74

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
8	388580	3575	10/22/04	\$600,000	7645	N	N
8	388580	3615	6/10/04	\$500,000	8960	N	N
8	388580	3675	1/6/03	\$385,000	8775	N	N
8	388580	3965	7/2/04	\$644,000	8458	Y	N
8	388580	4390	2/10/05	\$555,000	5222	Y	N
8	388580	5010	3/1/04	\$330,000	8400	N	N
8	388580	5815	4/21/03	\$250,000	7800	N	N
8	388580	6230	2/17/04	\$245,000	5400	N	N
8	388580	6890	4/13/05	\$420,000	5100	N	N
8	388580	7995	1/29/04	\$362,080	4988	N	N
8	388690	2952	7/5/05	\$395,000	8096	Y	N
8	388690	2952	4/1/05	\$275,000	8096	Y	N
8	389010	0054	11/3/04	\$299,000	82764	N	N
8	389610	0030	1/16/03	\$650,000	8300	Y	N
8	398270	3035	11/28/05	\$480,000	10454	N	N
8	788260	0081	6/11/04	\$625,000	28361	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 74

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	172505	9329	9/29/04	\$836,138	PRESALE; BUILDER OR DEVELOPER SALES;
2	954420	0275	2/9/05	\$250,000	NO MARKET EXPOSURE;
8	085600	0980	4/18/03	\$650,000	SEGREGATION AND/OR MERGER;
8	124500	0580	6/8/04	\$43,361	PARTIAL INTEREST; RELATED PARTY, FRIEND;
8	124550	0637	12/8/03	\$143,280	QUESTIONABLE PER APPRAISAL;
8	375890	0070	1/28/05	\$2,100,000	SEGREGATION AND/OR MERGER;
8	375890	0070	8/26/04	\$1,500,000	SEGREGATION AND/OR MERGER;
8	388580	3055	6/23/05	\$1,250,000	SEGREGATION AND/OR MERGER;
8	388580	6360	6/30/05	\$572,000	TEAR DOWN; IMP. CHAR. CHANGED SINCE SALE;
8	388580	6360	11/3/04	\$390,000	TEAR DOWN; IMP. CHAR. CHANGED SINCE SALE;
8	388580	6895	4/28/03	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	388690	2952	2/7/05	\$70,000	NON-REPRESENTATIVE SALE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr